

FOR SALE/LEASE/BTS

BROAD RIPPLE | GLENDALE TRADE AREA

6100 N Keystone Ave | Indianapolis, IN 46220



PROPERTY SUMMARY

- + Rare Development Opportunity across the street from Glendale Town Center
- Billboard Retail space along Keystone Ave
- Glendale Town Center ranks in top 10% of shopping centers in Indiana
- 3.8mm visits in the last 12-months (placer.ai)
- + Combined intersection traffic of 50,000 VPD
- + Affluent trade area with \$111k average HH Incomes in 3-mile radius



TRAFFIC COUNTS

STREET	ADT
N Keystone Ave	34,686
E 62nd Street	15,084

Information deemed reliable, but not guaranteed. Subject to change without notice.

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Sr. Director Leasing
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metaCRE

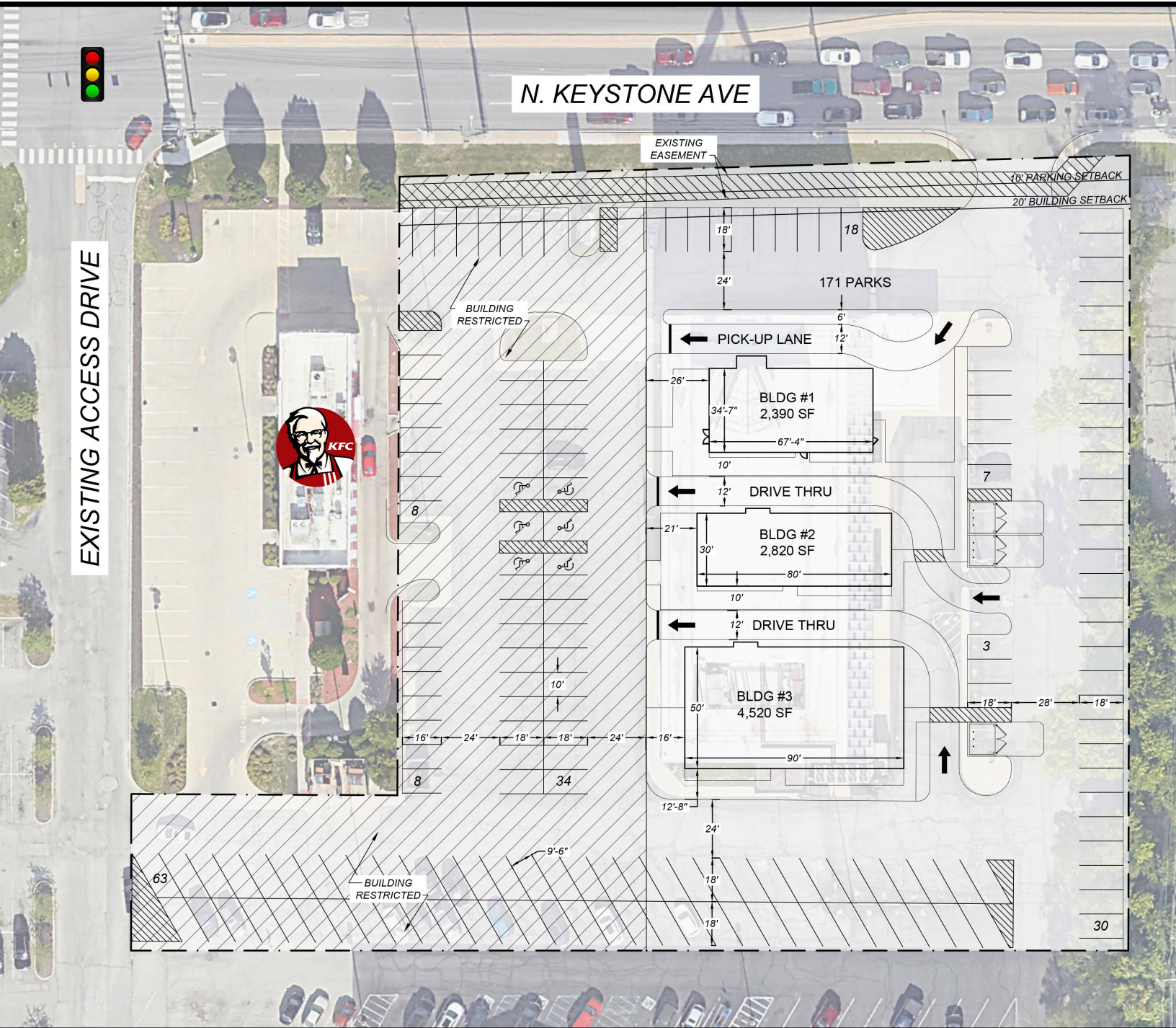
James Cloud
Broker
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Conceptual Site Plan



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metaCRE

Thomas English

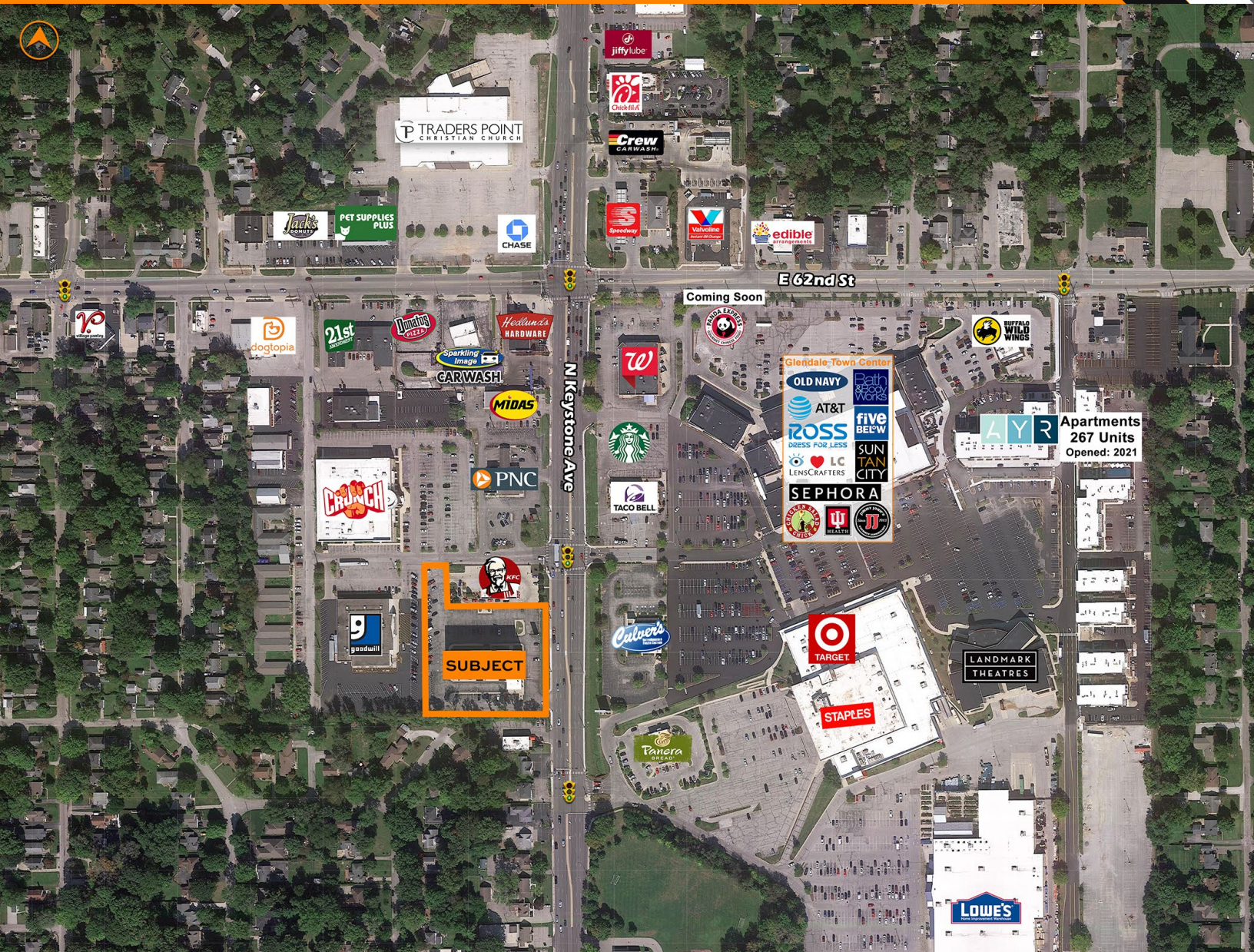
Retail Real Estate

Owner | Developer

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	11,165	73,799	220,882
Est. Average HH Income	\$126,295	\$140,827	\$105,375
Est. Households	5,764	34,428	98,077
Daytime Population	4,821	33,817	134,362

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