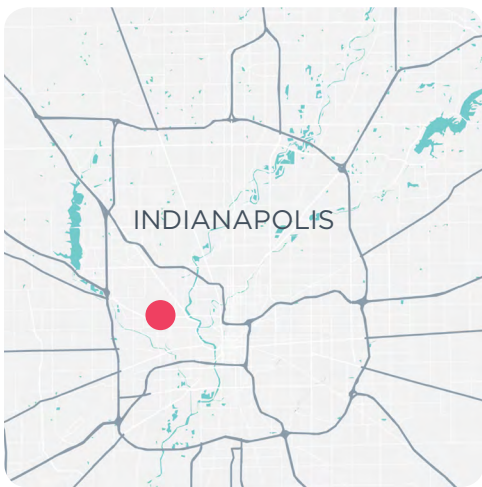


► RETAIL REDEVELOPMENT NEAR INDIANAPOLIS MOTOR SPEEDWAY



AVAILABLE SPACE

1,021-21,799 SF

LEASE RATE

\$6-\$10/SF (NNN's \$2/SF)

Property is located a half mile from Indianapolis Motor Speedway. Minutes from I-65, I-74, and I-465.

Area tenants include: Lopez Auto 4, LA Collision Center, El Global Bakery, La Costentia Mexican Restaurant

- + 38,000 SF building
- + 1 loading dock
- + Zoning: C-4
- + Signalized intersection
- + 200+ parking spaces



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Median Age	40.0	42.0	42.0
Population	13,474	110,937	247,191
Total HH	4,769	45,257	102,215
Average HHI	444,326	\$45,867	\$52,872

*SitesUSA 2017 Estimated

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