38th Street Plaza

3837 North High School Road, Indianapolis, IN 46254

MPG
McCREA PROPERTY GROUP

FOR LEASE

- 1,600 up to 14,208 sf available
- 74,478 sf can be made available
- Multi-ethnic trade area
- High daily traffic counts & dense population
- Located directly across from Home Depot and easily accessible from I-465
- Outlot opportunity available

TRAFFIC COUNTS

38th Street - 42,355 ADT

High School Road - 23,100 ADT

CONTACT

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MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	19,823	$41,503	7,867	5,243
3 Mile	99,141	$57,224	41,940	23,760
5 Mile	209,434	$60,438	85,235	72,366

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

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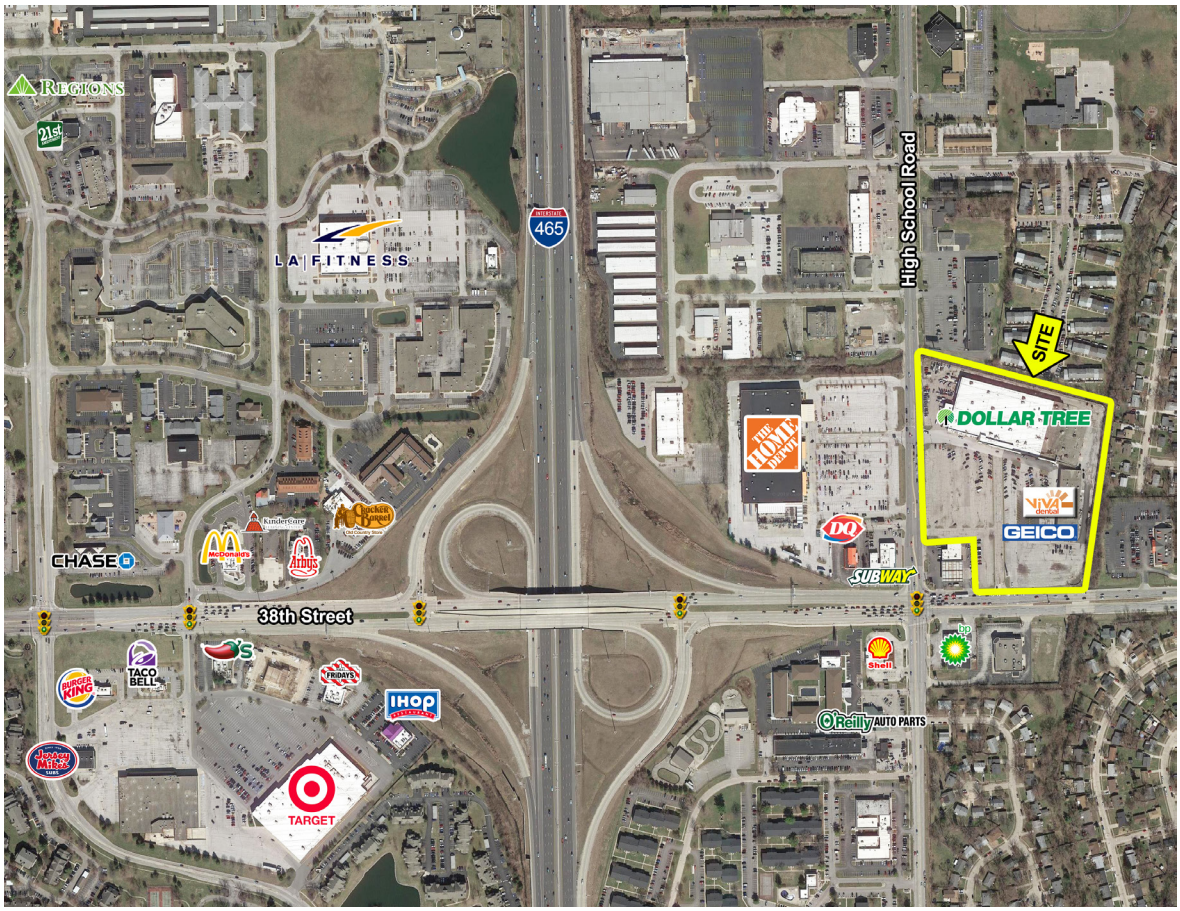
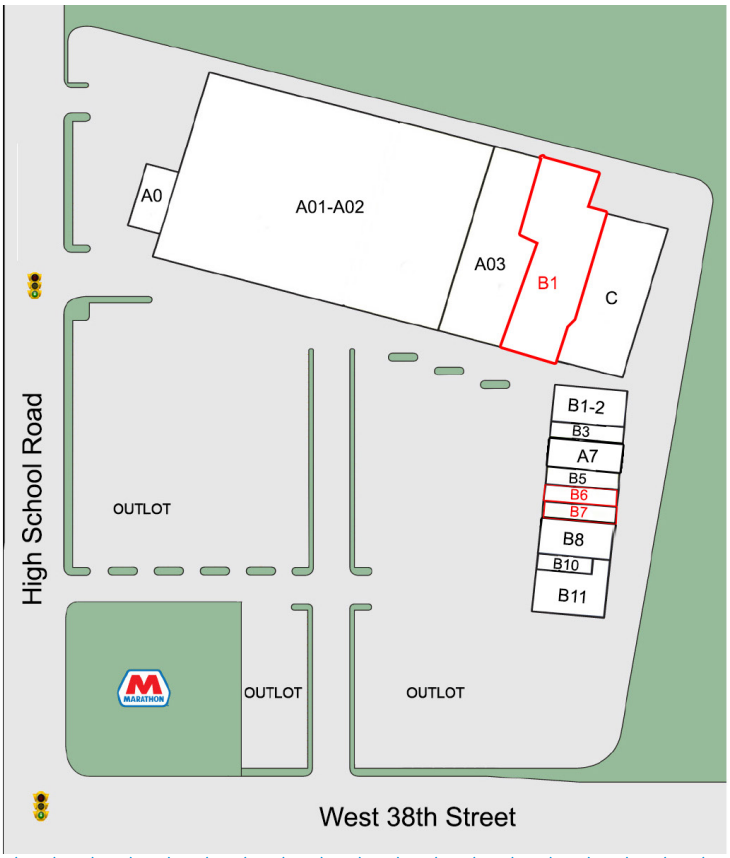


Unit	Tenant	SF
A0	Jr Audio & Parts	
A01-A02	Indy Plaza Mall	74,478
A03	Dollar Tree	10,962
B1	Available	14,208
C	Superior Food Corp	25,086
A7	Fireplace Center	2,000
B1-2	Fireplace Center	6,080
B3	Pronto Insurance	2,000
B5	Gano Multiservices	1,600
B6	Available	1,600
B7	Available	1,600
B8	Costa Brava	4,000
B10	Jay Pletch-Geico Ins.	1,200
B11	Shawn Cabbell, DDS	4,400
	Total GLA	152,414

*A01-A02 Can be made available



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