

LEASE



▶ UP TO 10,000 SF AVAILABLE FOR LEASE



AVAILABLE ACRES

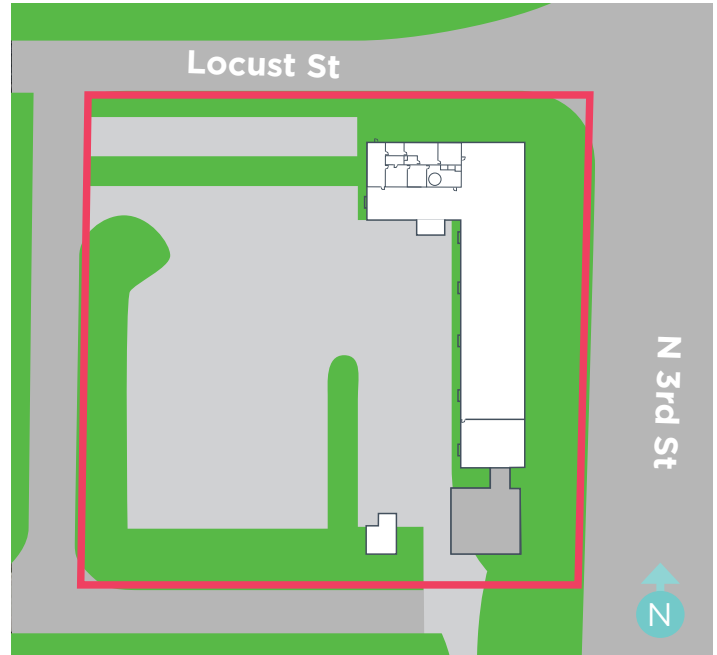
±2 Acres

AVAILABLE SPACE

2,000-10,000 SF

- + Site dimensions: 296' x 296'
- + Zoning: C-6 & M-2
- + 40,000 VPD on N 3rd Street
- + Secure Fenced Lot
- + Available Immediately
- + **\$2/SF NNN**

AERIAL & SITE PLAN



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	7,308	49,705	74,060
Households	1,957	19,922	28,758
Average HH Income	\$34,706	\$40,772	\$48,731
Median Age	24.5	33.0	34.8

*SitesUSA 2017 Estimated

DUSTIN LOOPER
 Senior Vice President
 O 317.663.6557
 C 765.623.2495
 dustin.looper@rcre.com



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9339 Priority Way West Drive
 Suite 120
 Indianapolis, IN 46240
 317.663.6000