

FOR LEASE

Shadeland Station

Indianapolis, IN 46250



7381-7481 North Shadeland Avenue
Indianapolis, IN 46250

- Shadeland Station welcomes IMPD Police Sub-station ! Join national tenants Planet Fitness, Dollar Tree, H&R Block, Edward Jones, Subway and the UPS Store, along with many regional and local tenants
- Small retail space - 1,200 SF - 3600 SF
- Adjacent to the largest apartment community in Indianapolis, over 2,269 multifamily units are within 1 mile.
- Zoned C-4, ability to offer out parcel along 75th street
- Dense daytime population, with over 2.5M SF of office and medical users within 1 mile; student population of 5,795
- Second Generation Restaurant Space (3,600 SF)
- Jr. Box space available 21,400 SF, dock access or overhead doors, pylon panel



For more information, contact:

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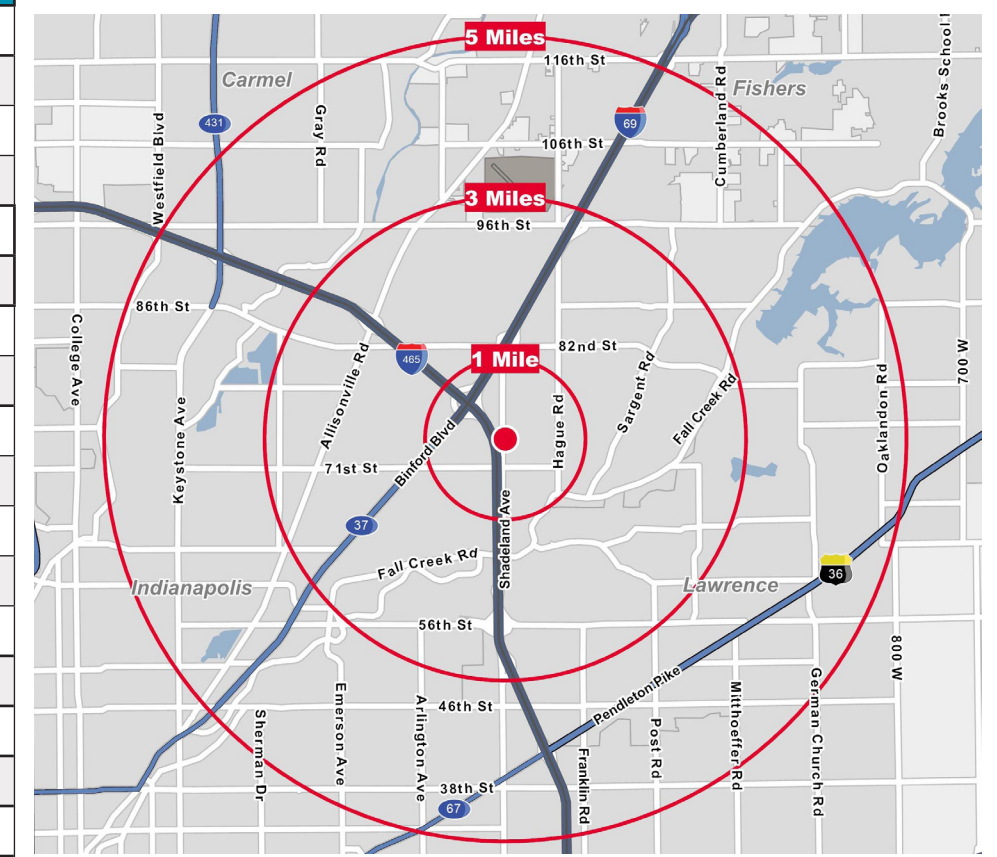
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1-3-5 MILE RADIUS MAP



Suite	Tenant
E-1	Jane Pauley Health
D-1 A-1	Planet Fitness
A-2	Your CBD
A-3	Chow Express
A-4	IMPD Substation
A-5	Kenny's Barbershop
A-6	The Cigar Box
A-9	Mariner Finance
A-14	Vintage Natural Foods
B-1	Dollar Tree
B-6	Chile Verde
B-7	H&R Block
B-9	21st Amendment
C-1	Buena Pizza
C-3	Subway
C-5	The UPS Store
C-6	King Nails
C-12	Indiana Hearing Aid Co.
C-13	Alibi Grill
C-19	Edward Jones
C-20	T. Niko Salon
C-21	Choi's Alterations
Suite	Vacant SF
A-7	1,800 SF
A-12-13	840 - 1,650 SF
B-8	2,130 SF
B-12	3,600 SF
C-7-8	1,200 - 3,600 SF
C-9	3,600 SF
C-22	1,661 SF
E-2	21,406 SF

Traffic Counts

Shadeland Avenue	24,201
75th Street	14,702

2019 AADT. Source: Indiana Department of Transportation

Demographics

	1 mile	3 miles	5 miles
Population	8,842	56,982	190,112
Average Household Income	\$93,630	\$96,802	\$91,407
Daytime Population (Age 16+)	32,197	87,662	191,678

2020 Estimates. Source: Applied Geographic Solutions 11/2020, TIGER Geography



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Community North Hospital 2016 annually

12,345

Daytime Population

1,750 Staff*

21,000 Inpatients*

*Does not include cancer center, heart hospital

230,000 Outpatients*



Area Schools 1 mile

1,200 Students, Heritage Christian School

2,469 Students, Lawrence North High School

2,300 Students, McKenzie Center for Innovation & Technology

541 Students, Crestview Elementary School

320 Students, Skiles Test Elementary School



Apartments 1 mile

1,260 Units, Lake Castleton (4.8% V)

2,269 **236** Units, Bayview Club Apts. (6.6% V)

multifamily units within one mile **122** Units, Ahepa Senior Community (2.0% V)

252 Units, TGM Shadeland (5.7% V)

398 Units, Columns of Castleton (1.1% V)



Retail Expenditures

\$113 M

1 mile

\$742 M

2 miles

\$2.17 B

3 miles



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