

RETAIL / FLEX SPACE AVAILABLE

9700 Lakeshore Drive East Indianapolis, IN 46280



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

9700 Lakeshore Drive East is a retail / flex property with a strong diversity of tenants ranging from auto parts, cleaning services and medical staffing. This property benefits from its location and positioning in the 96th Street & Keystone Avenue trade area. The site is surrounded by multiple automobile dealerships, numerous office complexes and retail shopping centers.

PROPERTY HIGHLIGHTS

- 1,100 - 3,335 Square Feet Retail / Flex Space Available
- Located in Busy 96th/Keystone Market
- Excellent Visibility from Lakeshore Drive
- Monument Signage Available on Lakeshore
- Abundant Parking Field
- Competitive Lease Terms

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	62,892	181,337
Average HH Income	\$93,581	\$107,211
Businesses	5,665	14,000
Employees	65,358	170,016

TRAFFIC COUNTS

96th Street	28,000
Keystone Avenue	57,700



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

TRACEY HOLTZMAN

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Cell: 317.410.6727
tholtzman@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

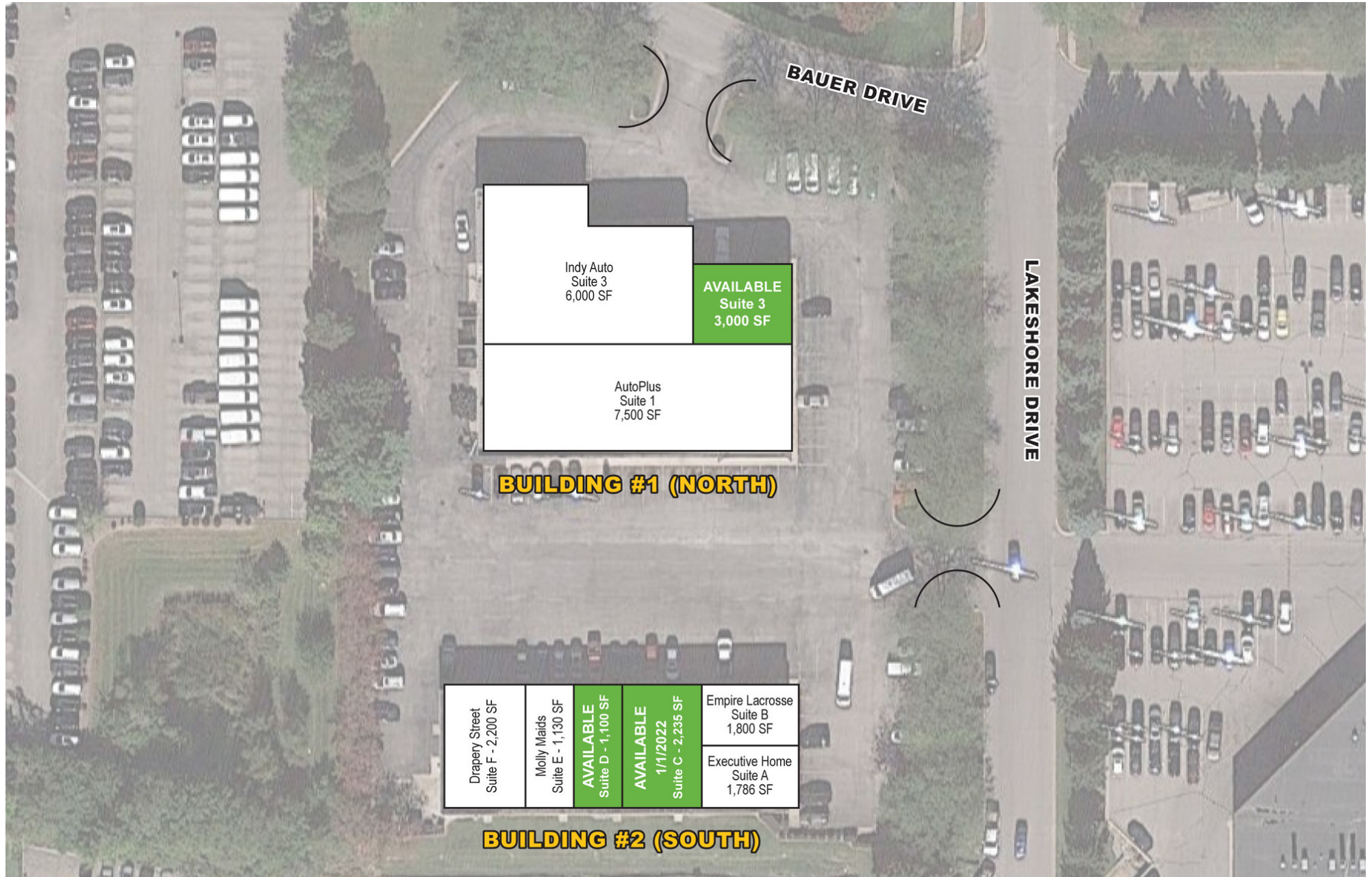
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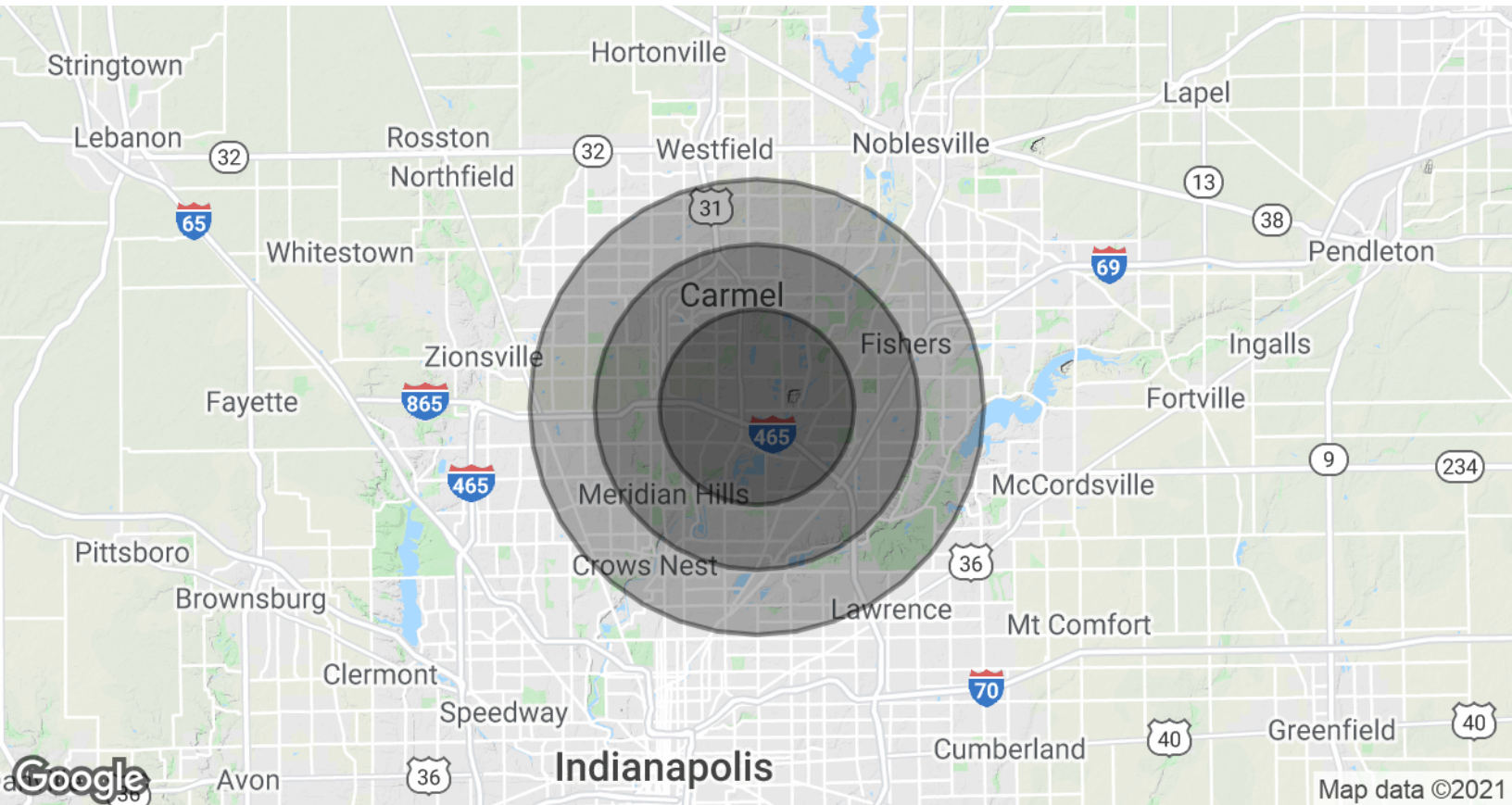


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	62,892	181,337	362,337
Projected Annual Growth (2019-2024)	1.3%	1.2%	1.2%
Total Households	30,420	83,635	158,323
Median Home Value	\$239,276	\$254,746	\$253,550

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$93,581	\$107,211	\$106,413
Daytime Population (16+ years)	80,539	213,423	351,036
Total Businesses	5,665	14,000	20,165
Total Employees	65,358	170,016	265,628

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