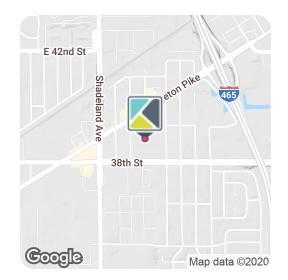


PENDLETON PLAZA RETAIL AND COMMERCIAL SPACE 7201 PENDLETON PIKE, INDIANAPOLIS, IN 46226









LEASE RATE

NEGOTIABLE

AVAILABLE SF 2,400 - 52,586 SF

Located near I-465 in a high traffic area. This community center has a newly renovated facade and parking for 950 cars! Excellent Retail Space for Lease in Indianapolis

- + Large Box Space
- Multiple Configuration Options
- + 22000+ Daily Traffic Count
- Join Roses as a Tenant
- Great Location and Trade Area for a Variety of Tenants

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PAT O'HARA Senior Vice President O 317.663.6076 C 317.796.4733 pohara@bradleyco.com

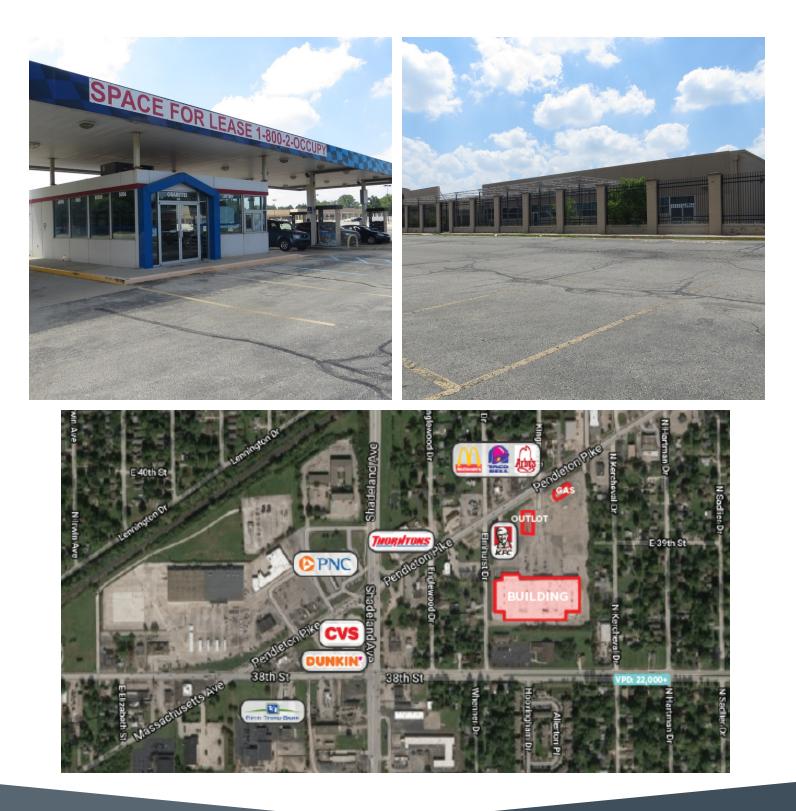
MICHAEL HORRIGAN

Sr. Vice President & Director of Land Services • 317.663.6538 • 317.439.3452 mhorrigan@bradleyco.com



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Indiana's largest locally-owned and independent CRE firm. The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation. 9000 Keystone Crossing, Suite 850 Indianapolis, IN 46240 317.663.6000



PENDLETON PLAZA RETAIL AND COMMERCIAL SPACE

7201 PENDLETON PIKE, INDIANAPOLIS, IN 46226

LEASE TYPE | NNN TOTAL SPACE | 2,400 - 52,586 SF **LEASE TERM** | Negotiable **LEASE RATE** | Negotiable **CVS** NORTH SHADELAND AVENUE ELMHURST DRIVE 200.5 42. 69.8 STATE ROAD! 30.9 L 57.6 117.6 Available 52,586 sf 210.33 Newly renovated façade Proposed 5 Outlot 200.29 PENDLETON PIKE KINGMAN DRIVE OSES 2 **OReilly** AUTO PARTS Available (210.33' x 200.29' irr.) Available 52,586 sf 3 1. Gas Station 5 Available 2. Roses Dept. Store 62,301 sf З. Available (60' x 200') 12,000 sf WAFFLE House. 4 Available (40' x 140') 5,600 sf Available Storage (40' x 60') 2,400 sf 5. Gas Station – 825 sf Building & 6 Pumps 6. (Building is available for redevelopment) Ð

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
For Lease	Available	52,586 SF	NNN	Negotiable
Inline	Available	12,000 SF	NNN	Negotiable
Inline	Available	5,600 SF	NNN	Negotiable
Storage Space	Available	2,400 SF	NNN	Negotiable

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