

For Lease

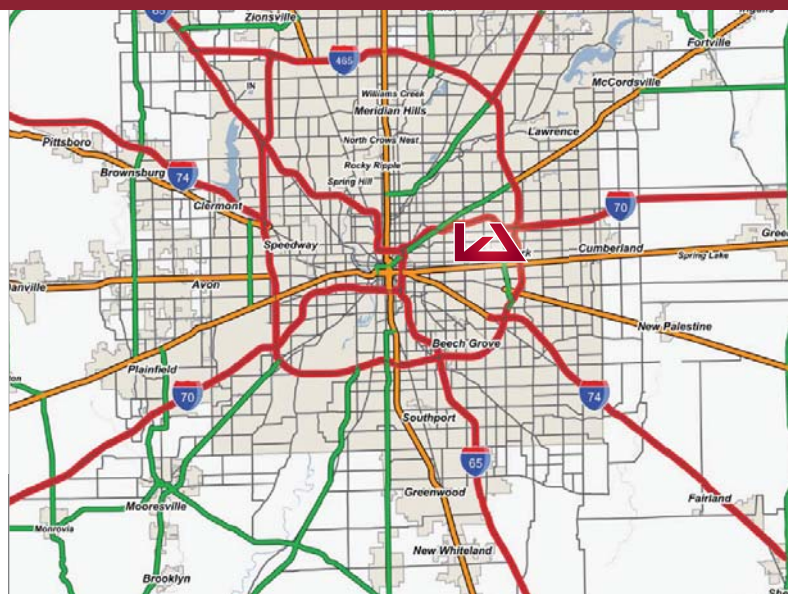
George Thomas Plaza

10TH ST. & SHADELAND AVE., INDIANAPOLIS, IN 46219



PROPERTY OVERVIEW

- > One **945 SF** Space Remaining Available for Immediate Occupancy; 945 SF - 2,345 SF Potentially Available, Call for Details
- > Located At the Signalized Intersection of Shadeland Avenue and 10th Street; Provides in Excess of 61,000 Vehicles Per Day
- > Excellent Pylon Exposure
- > Recently Renovated Kroger Located Immediately to the East on 10th Street; Areas Major Grocery Anchor
- > Easy accessibility to Interstate 465 and Interstate 70



TRAFFIC COUNTS

10th Street: 24,367 ADT
Shadeland Ave: 37,693 ADT

DEMOGRAPHICS

<u>2016</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Est. Population	8,558	76,862	235,356
Avg. HH Income	\$51,660	\$47,445	\$45,790
Daytime Pop.	5,727	38,515	87,415

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SITE PLAN

Tenant Roster		
Suite	Tenant	SF
1004A-1	Wings Mania	1,500
1004A-2	Liberty Tax	1,024
1004B	Penn Station	1,800
1004C	Magic Nails	1,900
1012	Fantastic Sams	1,200
1014	Boost Mobile	1,200
1016	Fast Tans	1,600
1024	RJ's Tacos & Burritos	2,526
1028	AVAILABLE	945
1038	Kozzy's	5,298
1048	NovaCare	3,194
1058	CheckSmart	4,836
Total		945



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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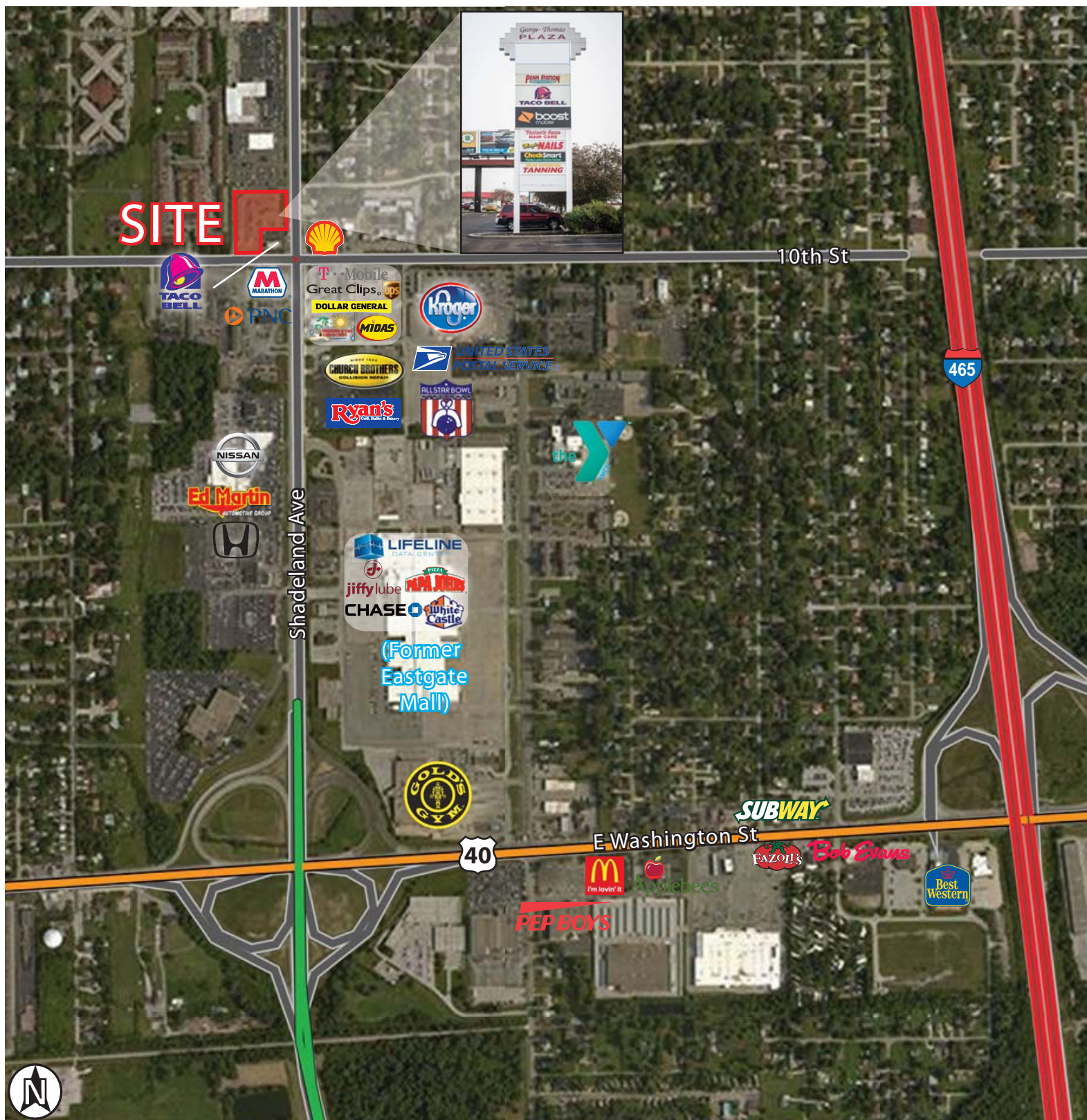


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