

RETAIL PROPERTY



# CASTLETON SQUARE PAVILION

5729 E 86TH STREET, INDIANAPOLIS, IN 46250



FOR LEASE  
**\$9.00 SF/yr**

## Property Highlights

- **Rare junior box availability in largest super-regional shopping district in Indiana**
- **Recently leased:** Walls Mattress, opening in early 2018 in adjacent space
- Family, sports, food, & home furnishings co-tenants drive excellent synergies
- 166,000+ people in immediate area from affluent Carmel,

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,463	26,447	73,503
Total Population	6,649	56,607	166,505
Average HH Income	\$72,559	\$88,928	\$92,849

## Spaces

	Lease Rate	Size (SF)
5729 E 86th Street	\$9.00 SF/YR NNN	23,036

FOR MORE INFORMATION **CONTACT**

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**COLDWELL BANKER COMMERCIAL REALTY SERVICES**

1722 W. 16th Street | Indianapolis, IN 46202



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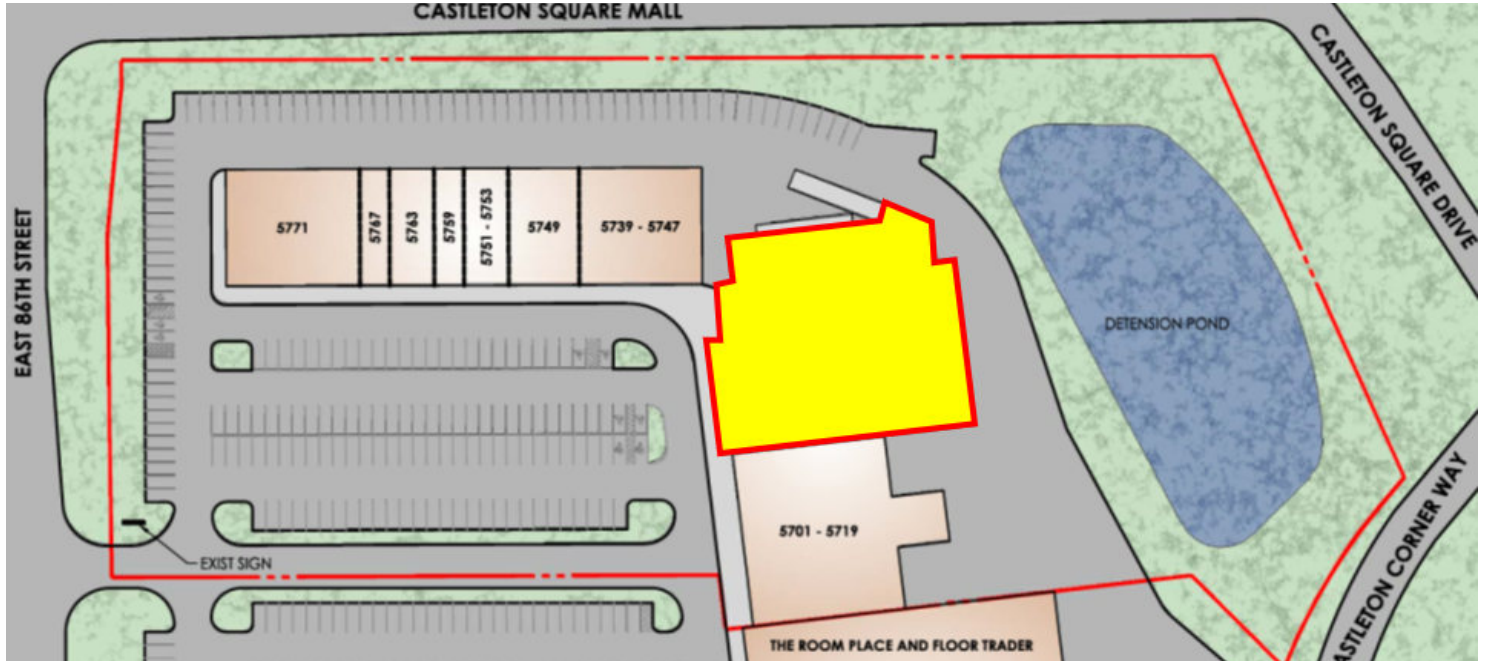
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
5729 E 86th Street	Strip Center	\$9.00 SF/yr	NNN	23,036 SF	60 to 120 months	23,036 SF Junior Box adjacent to Castleton Square Mall with excellent visibility to 86th Street and Castleton Square Mall. Current floor plan is a furniture store, interior and exterior renovations completed in early 2017.

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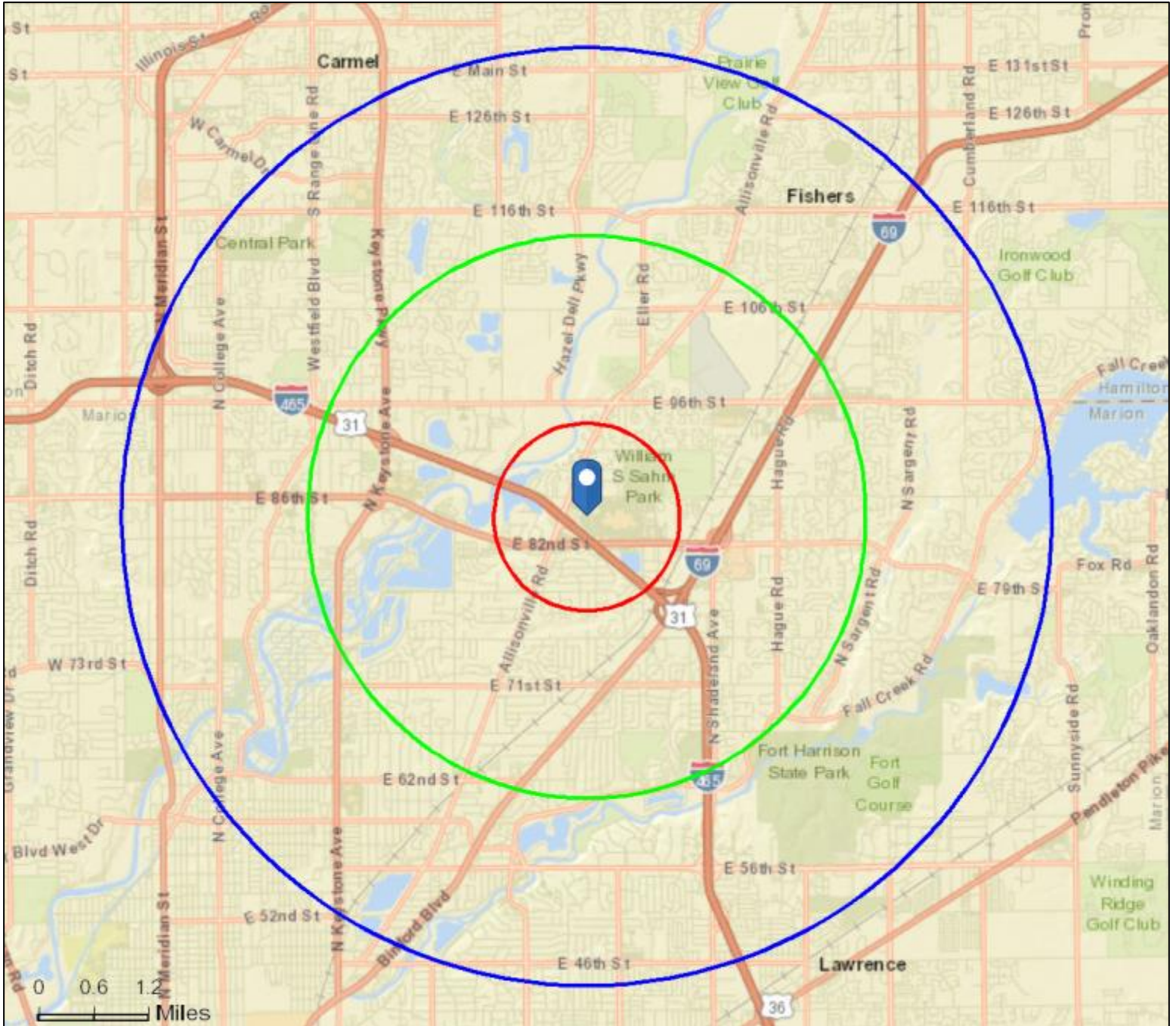
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# CASTLETON SQUARE PAVILION

5729 E 86TH STREET, INDIANAPOLIS, IN 46250

Castleton Square Marketplace & Pavilion  
8445 Castleton Corner Dr, Indianapolis, Indiana, 46250  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.90926  
Longitude: -86.07161



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<b>Population</b>			
2000 Population	5,673	53,235	154,189
2010 Population	6,510	53,854	158,807
2017 Population	6,649	56,607	166,505
2022 Population	6,877	58,760	173,793
2000-2010 Annual Rate	1.39%	0.12%	0.30%
2010-2017 Annual Rate	0.29%	0.69%	0.66%
2017-2022 Annual Rate	0.68%	0.75%	0.86%
2017 Male Population	47.9%	48.1%	47.9%
2017 Female Population	52.1%	51.9%	52.1%
2017 Median Age	31.8	37.1	38.7

In the identified area, the current year population is 166,505. In 2010, the Census count in the area was 158,807. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 173,793 representing a change of 0.86% annually from 2017 to 2022. Currently, the population is 47.9% male and 52.1% female.

**Median Age**

The median age in this area is 31.8, compared to U.S. median age of 38.2.

**Race and Ethnicity**

2017 White Alone	68.9%	74.5%	73.9%
2017 Black Alone	14.7%	14.2%	15.7%
2017 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2017 Asian Alone	7.1%	4.5%	5.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	6.3%	3.8%	2.5%
2017 Two or More Races	2.8%	2.8%	2.7%
2017 Hispanic Origin (Any Race)	11.2%	7.2%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.7 in the identified area, compared to 64.0 for the U.S. as a whole.

**Households**

2000 Households	3,016	24,167	66,166
2010 Households	3,438	25,257	70,304
2017 Total Households	3,463	26,447	73,503
2022 Total Households	3,579	27,400	76,559
2000-2010 Annual Rate	1.32%	0.44%	0.61%
2010-2017 Annual Rate	0.10%	0.64%	0.62%
2017-2022 Annual Rate	0.66%	0.71%	0.82%
2017 Average Household Size	1.88	2.12	2.25

The household count in this area has changed from 70,304 in 2010 to 73,503 in the current year, a change of 0.62% annually. The five-year projection of households is 76,559, a change of 0.82% annually from the current year total. Average household size is currently 2.25, compared to 2.24 in the year 2010. The number of families in the current year is 41,621 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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<b>Median Household Income</b>			
2017 Median Household Income	\$51,062	\$62,510	\$66,365
2022 Median Household Income	\$57,076	\$71,965	\$76,099
2017-2022 Annual Rate	2.25%	2.86%	2.78%
<b>Average Household Income</b>			
2017 Average Household Income	\$72,559	\$88,928	\$92,849
2022 Average Household Income	\$82,973	\$99,369	\$103,345
2017-2022 Annual Rate	2.72%	2.25%	2.17%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$39,508	\$41,730	\$41,107
2022 Per Capita Income	\$45,067	\$46,512	\$45,632
2017-2022 Annual Rate	2.67%	2.19%	2.11%

**Households by Income**

Current median household income is \$66,365 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$76,099 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$92,849 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$103,345 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$41,107 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$45,632 in five years, compared to \$34,828 for all U.S. households

**Housing**

2000 Total Housing Units	3,446	26,067	70,471
2000 Owner Occupied Housing Units	633	13,784	42,877
2000 Renter Occupied Housing Units	2,384	10,383	23,289
2000 Vacant Housing Units	429	1,900	4,305
2010 Total Housing Units	3,810	27,271	75,666
2010 Owner Occupied Housing Units	632	13,670	43,710
2010 Renter Occupied Housing Units	2,806	11,587	26,594
2010 Vacant Housing Units	372	2,014	5,362
2017 Total Housing Units	3,816	28,473	78,921
2017 Owner Occupied Housing Units	613	13,707	43,992
2017 Renter Occupied Housing Units	2,850	12,741	29,511
2017 Vacant Housing Units	353	2,026	5,418
2022 Total Housing Units	3,941	29,505	82,165
2022 Owner Occupied Housing Units	623	14,124	45,726
2022 Renter Occupied Housing Units	2,956	13,276	30,833
2022 Vacant Housing Units	362	2,105	5,606

Currently, 55.7% of the 78,921 housing units in the area are owner occupied; 37.4%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 75,666 housing units in the area - 57.8% owner occupied, 35.1% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 1.89%. Median home value in the area is \$203,898, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.46% annually to \$230,194.

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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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