

LEASE

RETAIL



QSR OPPORTUNITY WITH DRIVE THRU

AVAILABLE SF

2,600 SF



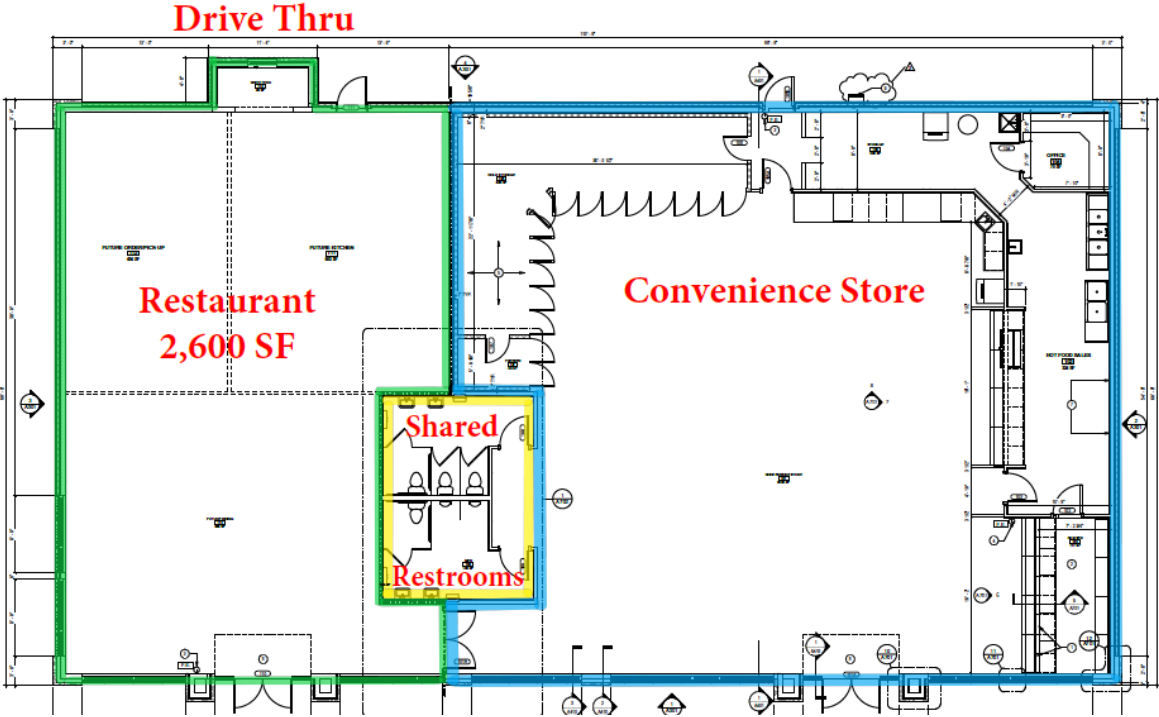
Site is located with easy access from and to I-65 on the NE corner of 267 and Indianapolis Road. Good spacing for QSR at approximately 3.5 miles north of Anson/Whitestown Parkway and 6.8 miles south of SR 32 in Lebanon. This newly-constructed building is shared with this 2,600 SF QSR space with drive-thru and a Marathon Gas/C-Store.

Low Cost of Entry for QSR. 2,600 SF Space delivered with the following:

- Drive-thru lane and window installed
- Utilities stubbed to space, HVAC placed, grease trap
- Bathrooms installed (shared with c-store)
- Trash dumpster corral constructed
- Pylon signage on SR 267
- Billboard and Tourist Oriented Directional Signs on northbound and southbound I-65

QUICK SERVICE RESTAURANT

4250 SOUTH SR 267, LEBANON, IN 46052



PROPERTY HIGHLIGHTS

Extremely accessible to/from I-65 with approximately 70,000 VPD. This interchange is to be improved starting 2020. There is no end in sight for Whitestown's explosive growth. The interchange is currently home to All Points at Anson on the east side of I-65 on 267. At completion, All Points will contain approximately 7 Million Square Feet of space. Current tenants include:

- Amazon, Daimler, Pop Weaver Popcorn, Express Scripts, Brooks Shoes and Athletic Wear

DEMOGRAPHICS	5 MILES	10 MILES
Total Population	15,951	144,498
Average HH Income	\$115,369	\$124,301
Average House Value	\$292,759	\$287,772

Building Size:	6,600 SF
Available SF:	2,600 SF
I-65 Traffic Count:	70,000 VPD
Market:	Whitestown

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