

# RETAIL SPACE FOR LEASE

## MADISON & EDGEWOOD SHOPPES

5855 MADISON AVENUE, INDIANAPOLIS, IN 46227

**One  
Year FREE  
Rent!**



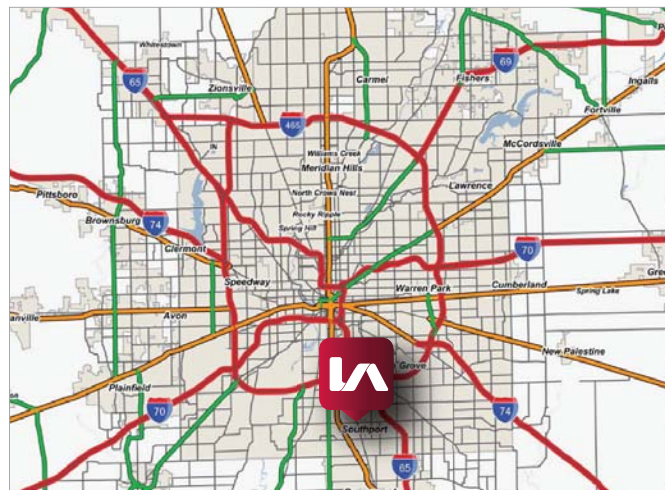
### LISTING DATA

**AVAILABLE SF:** 1,600 SF  
**PROPERTY TYPE :** Neighborhood Center  
**ASKING RATE:** \$16.00 / SF NNN As-Is

### COMMENTS:

1,600 square feet available. Tenants include Kroger, Pet Valu, CSL Plasma, McDonald's, Great Clips, Edward Jones, & Guerrero's Mexican Restaurant.

Located on a hard corner at the high traffic intersection of Edgewood & Madison Avenues. Pylon signage is available.



### TRAFFIC COUNTS

**MADISON AVE:** 32,302 ADT  
**EDGEWOOD AVE:** 14,969 ADT

Scot Courtney  
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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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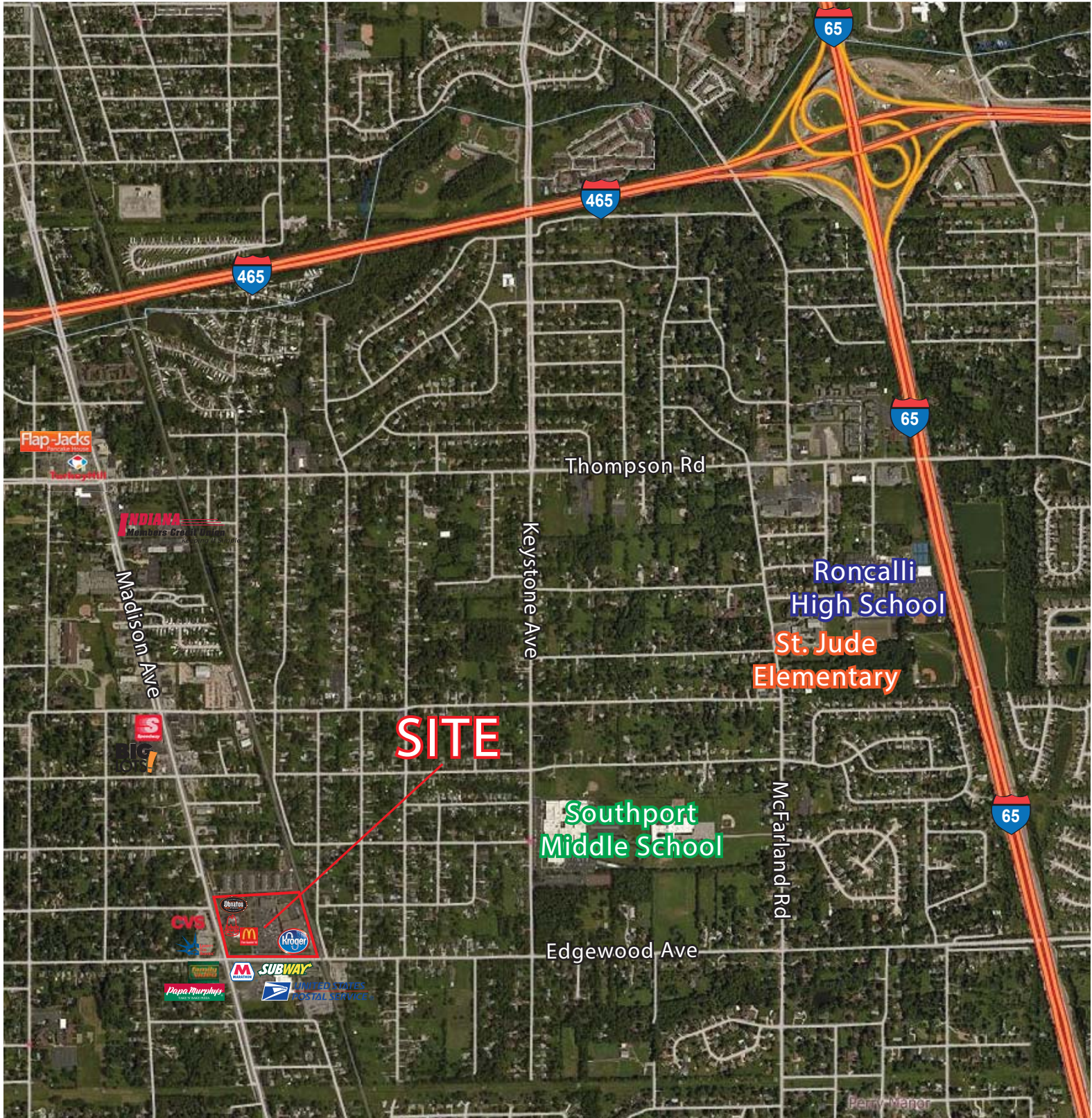


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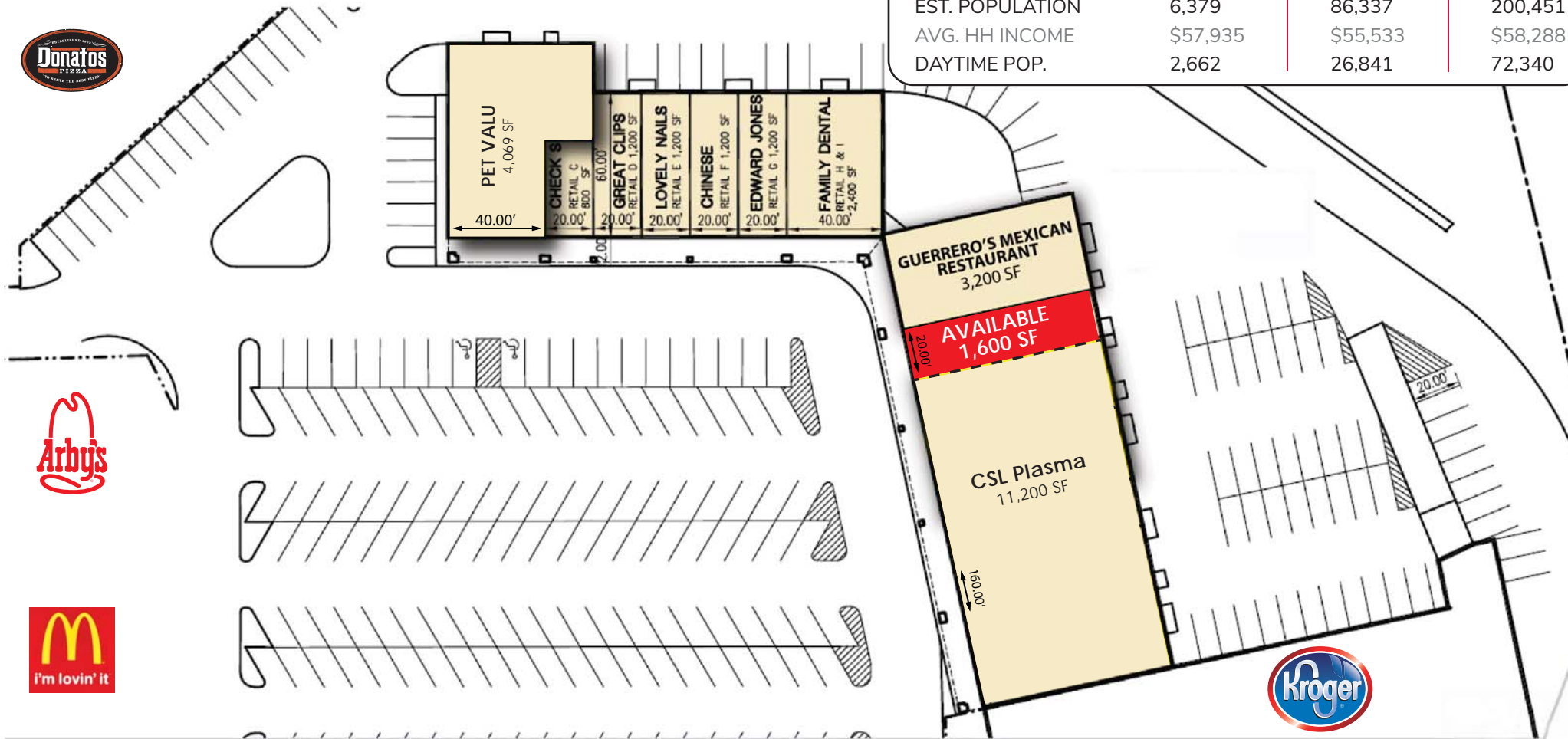
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## SITE PLAN



### 2016 DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
EST. POPULATION	6,379	86,337	200,451
AVG. HH INCOME	\$57,935	\$55,533	\$58,288
DAYTIME POP.	2,662	26,841	72,340

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**See the Difference it Makes Leasing at a Baceline Property!**



- An unparalleled approach to increasing shopper traffic at our centers helping tenant recognition in the community at no cost to the retailer.
  - Hands-on and ready to help you grow your business through promotional events.
- Coordination of marketing programs with your neighboring retailers at a Baceline Property to increase your sales.
  - Please contact Kayla Sterner who is dedicated to expanding this program at Baceline – [ksterner@bacelineinvestments.com](mailto:ksterner@bacelineinvestments.com), 720.399.7007

**Ben Warnecke** | Portfolio Manager  
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720.354.2059  
**Max Bradley** | Assistant Portfolio Manager

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