

FOR LEASE

Shadeland Station

Indianapolis, IN 46250



7381-7481 North Shadeland Avenue
Indianapolis, IN 46250

- Anchor Tenant or Junior Box space available, with the ability to expand up to 40,000 sf or demise into smaller suites
- Join national tenants Planet Fitness, Dollar Tree, Honest One Auto Care, H&R Block, Edward Jones, Subway and the UPS Store, along with many regional and local tenants
- Shadeland Station offers ample parking, pylon signage and multiple points of entry
- Adjacent to the largest apartment community in Indianapolis; Lake Castleton Apartments offers over 1,260 multifamily units
- 23,569 VPD on Shadeland Avenue
- Zoned C-4
- Dense daytime population, with over 2.5M sf of office and medical users within 1 mile; includes Community North Medical Campus, surrounding office parks and nearby student population of 5,795
- Established retail trade area reaching to +56,000 population in 3 miles



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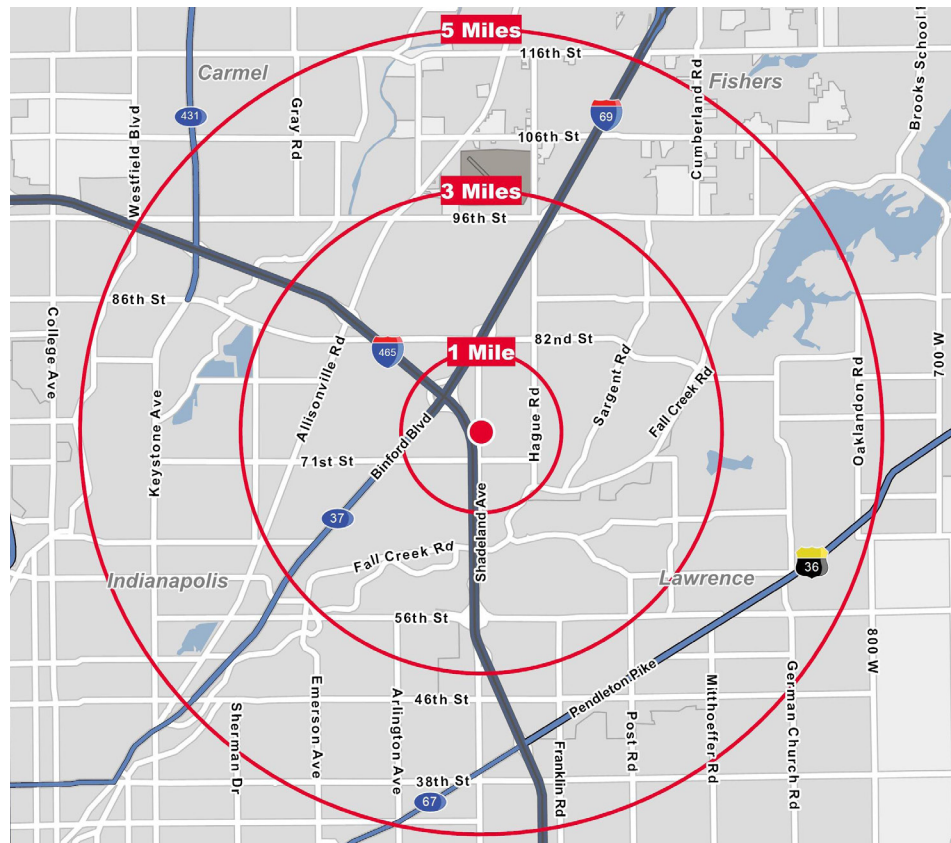
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| Suite | Tenant |
|---------|-------------------------|
| D-1 A-1 | Planet Fitness |
| A-3 | Chow Express |
| A-4 | The Jewelry Lady |
| A-5 | Kenny's Barbershop |
| A-6 | The Cigar Box |
| A-9 | Mariner Finance |
| A-12 | Model Massage |
| A-14 | Vintage Natural Foods |
| B-1 | Dollar Tree |
| B-6 | Chile Verde |
| B-7 | H&R Block |
| B-9 | 21st Amendment |
| B-12 | Honest One Auto |
| C-1 | Buena Pizza |
| C-3 | Subway |
| C-5 | The UPS Store |
| C-6 | King Nails |
| C-8 | Tuchman Cleaners |
| C-9 | Sunrise Café |
| C-12 | Indiana Hearing Aid Co. |
| C-13 | Alibi Grill |
| C-19 | Edward Jones |
| C-21 | Choi's Alterations |
| Suite | Vacant |
| A-2 | 990 |
| A-7 | 1,800 |
| A-13 | 810 |
| B-8 | 2,177 |
| C-7 | 2,400 |
| C-20 | 836 |
| C-22 | 1,661 |
| E-1 | up to 40,000 |

1-3-5 MILE RADIUS MAP



Traffic Counts

| | |
|------------------|--------|
| Shadeland Avenue | 23,569 |
| 75th Street | 14,880 |

2015 AADT. Source: Indiana Department of Transportation

Demographics

| | 1 mile | 3 miles | 5 miles |
|------------------------------|----------|----------|----------|
| Population | 8,547 | 56,535 | 185,490 |
| Average Household Income | \$77,765 | \$84,725 | \$78,843 |
| Daytime Population (Age 16+) | 12,703 | 77,268 | 165,637 |

2016 Estimates. Source: Applied Geographic Solutions 04/2016, TIGER Geography



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Community North Hospital 2016 annually

12,345
Daytime Population

*Does not include
cancer center, heart hospital

1,750 Staff*

21,000 Inpatients*

230,000 Outpatients*



Area Schools 1 mile

1,200 Students, Heritage Christian School

2,469 Students, Lawrence North High School

2,300 Students, McKenzie Center for Innovation & Technology

541 Students, Crestview Elementary School

320 Students, Skiles Test Elementary School



Apartments 1 mile

1,260 Units, Lake Castleton (4.8% V)

2,269 **236** Units, Dayview Club Apts. (6.6% V)

multifamily units within one mile **122** Units, Ahepa Senior Community (2.0% V)

252 Units, TGM Shadeland (5.7% V)

398 Units, Columns of Castleton (1.1% V)



Retail Expenditures

\$113 M

1 mile

\$742 M

2 miles

\$2.17 B

3 miles



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