RESOURCE

rcre.com

**GREAT OPPORTUNITY - NORTH KEYSTONE - OFFICE/RETAIL/MIXED**

# 5505 N KEYSTONE AVE, INDIANAPOLIS, IN 46220

**LEASE** **OFFICE** **RETAIL**

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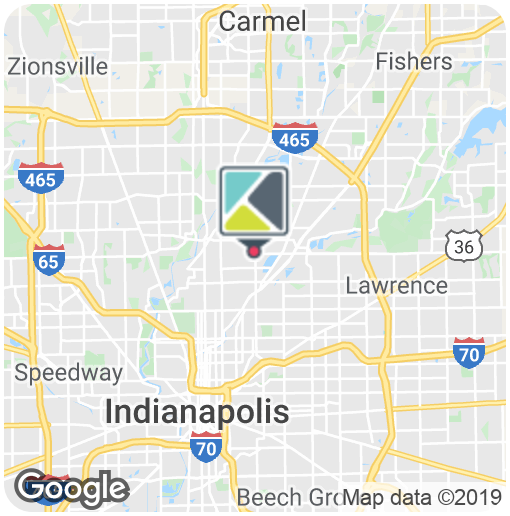


| LEASE RATE | AVAILABLE SF |
|---|---|
| NEGOTIABLE | 4,314 SF |

The 4,314sf building is located in the densely populated and highly developed commercial corridor with exposure to approximately 34,000 vehicles per day. The building can be used as office space or re-purposed for retail or restaurant.

* Zoned: C4
* 1st and 2nd Floor at 2,100sf each
* 31 parking spaces
* Approximately 34,000 VPD on Keystone
* Population of over 91,000 within 3 miles with an Average Household Income of over $85,000

#growIndiana

**PATRICK O'HARA**
Senior Vice President of Retail Services
**O** 317.663.6076
**C** 317.796.4733
pat.ohara@rcre.com

**WHITNEY GURMAN ROBERTS**
Associate
**O** 317.663.6542
**C** 317.914.7978
whitney.roberts@rcre.com

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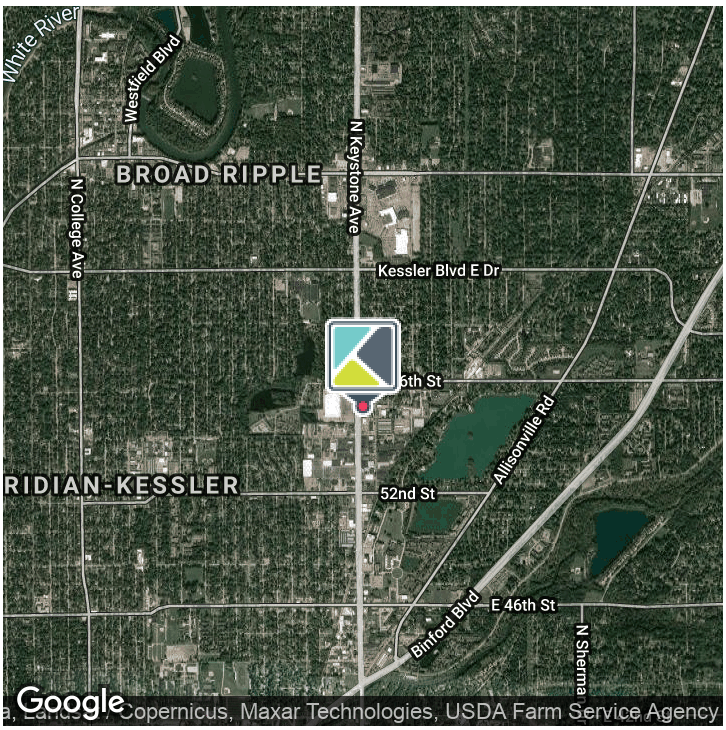
Area Businesses include:

| | |
|---|---|
| Meijer | Walgreens |
| Target | Panera Bread |
| Lowe's | Wendy's |
| Dollar Tree | McDonald's |
| Citi Trends | AutoZone |
| Planet Fitness | Aldi |
| LA Fitness | |
| Landmark Cinemas | |




| OFFERING SUMMARY | |
|---|---|
| Lease Rate: | Negotiable |
| Building Size: | 4,314 SF |
| Available SF: | 4,314 SF |
| Lot Size: | 0.39 Acres |
| Zoning: | C4 |

| DEMOGRAPHICS | 3 MILES | 5 MILES |
|---|---|---|
| Total Population | 91,066 | 224,048 |
| Average HH Income | $85,458 | $75,503 |



The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000