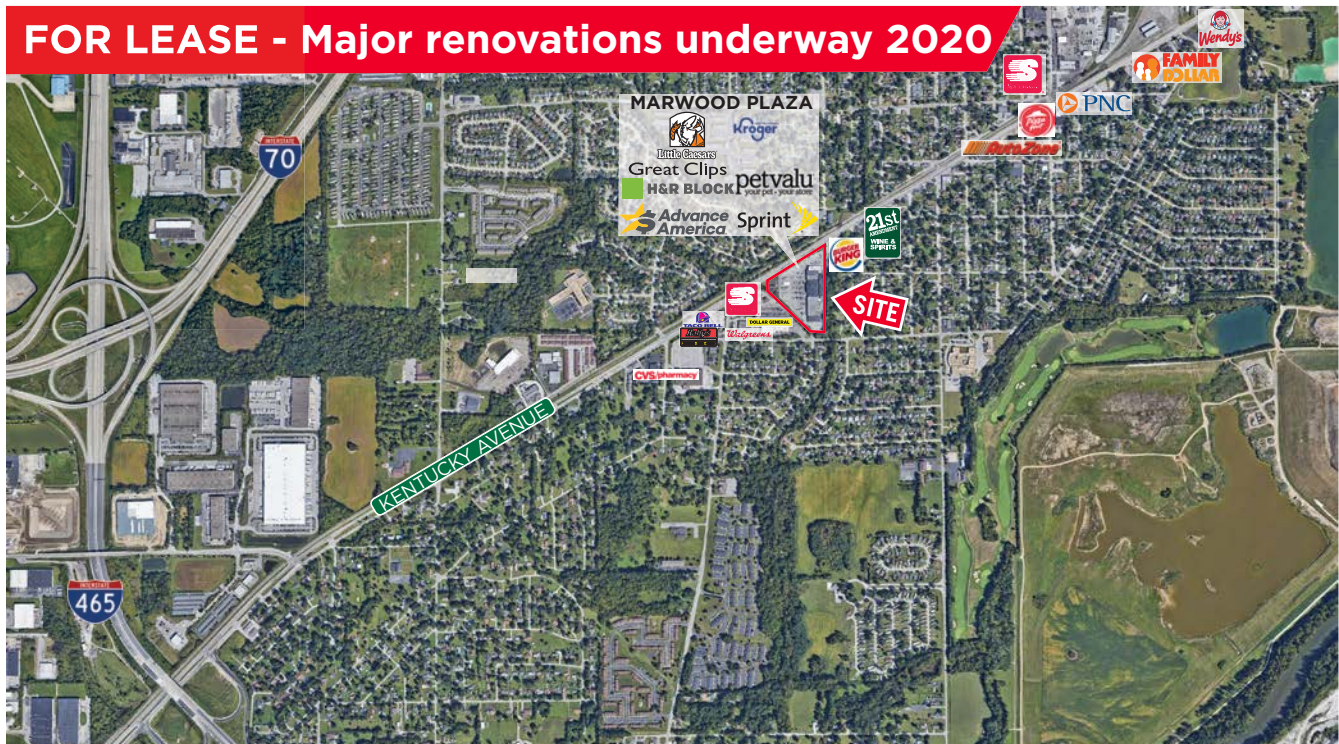


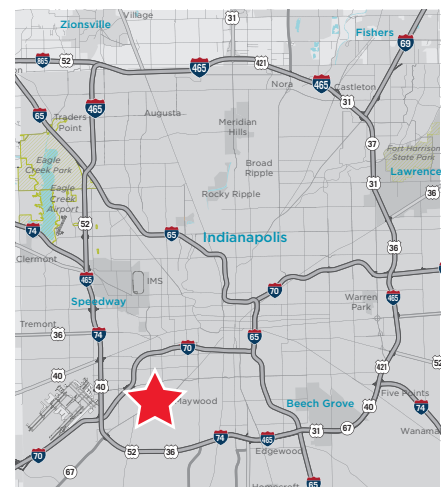
MARWOOD PLAZA

3335 Kentucky Ave (SR 67), Indianapolis, IN 46221



PROPERTY HIGHLIGHTS

- Grocery-anchored shopping center in southwest Indianapolis
- Located along Kentucky Ave near Mann Rd, Decatur/Wayne Township
- Convenient accessibility to I-465 and I-70
- Small Shop and Junior Box space for lease will demise for small shop up to 18,000 SF
- Second Generation Restaurant space available
- Pylon Sign, Ample Parking, and Multiple Points of Entry
- Zoned C4

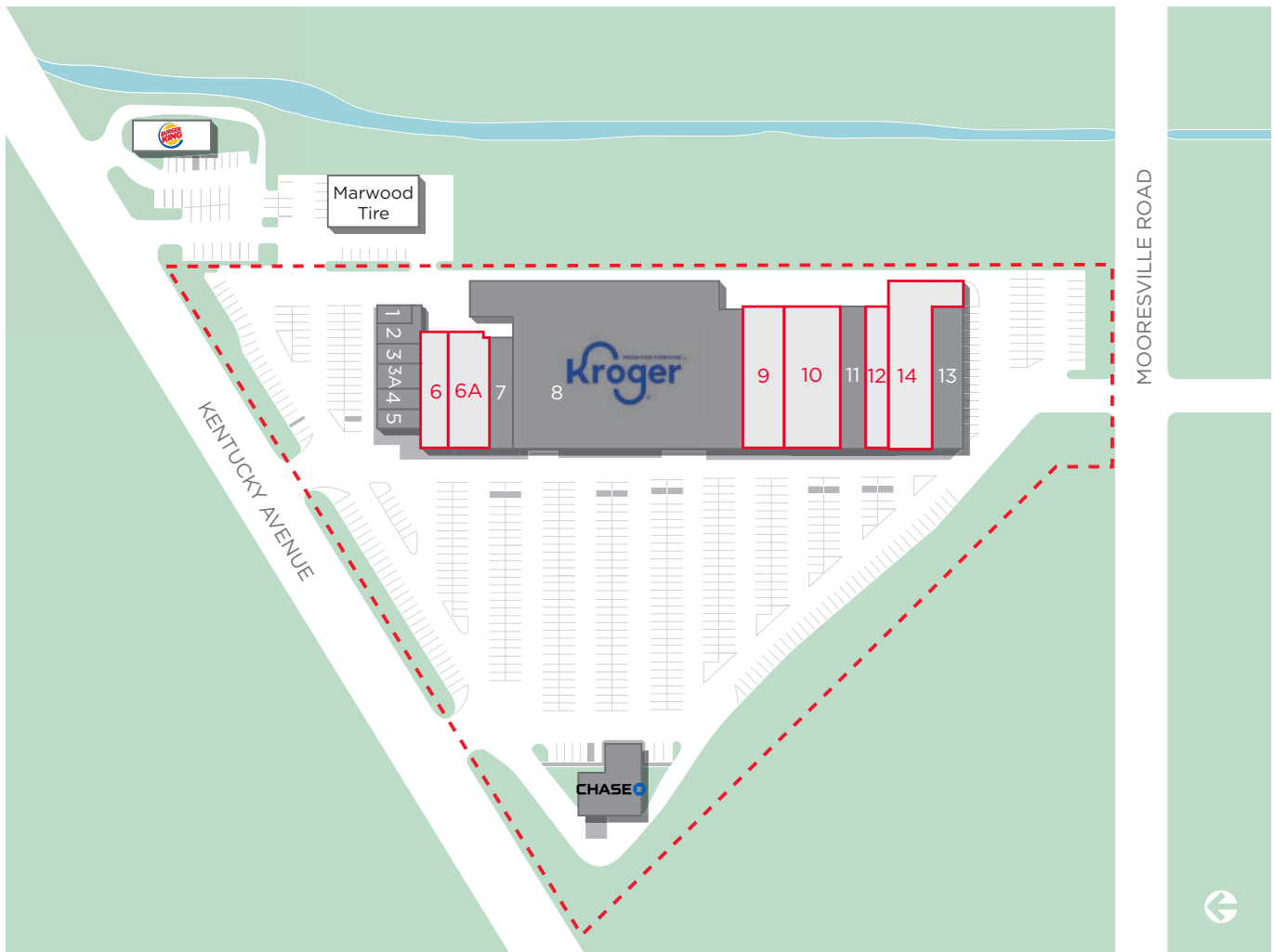


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Traffic Counts

Kentucky Avenue	18,454 VPD
Mann Road	11,742 VPD
W. Mooresville Road	4,774 VPD

AADT. Source: Indiana Department of Transportation

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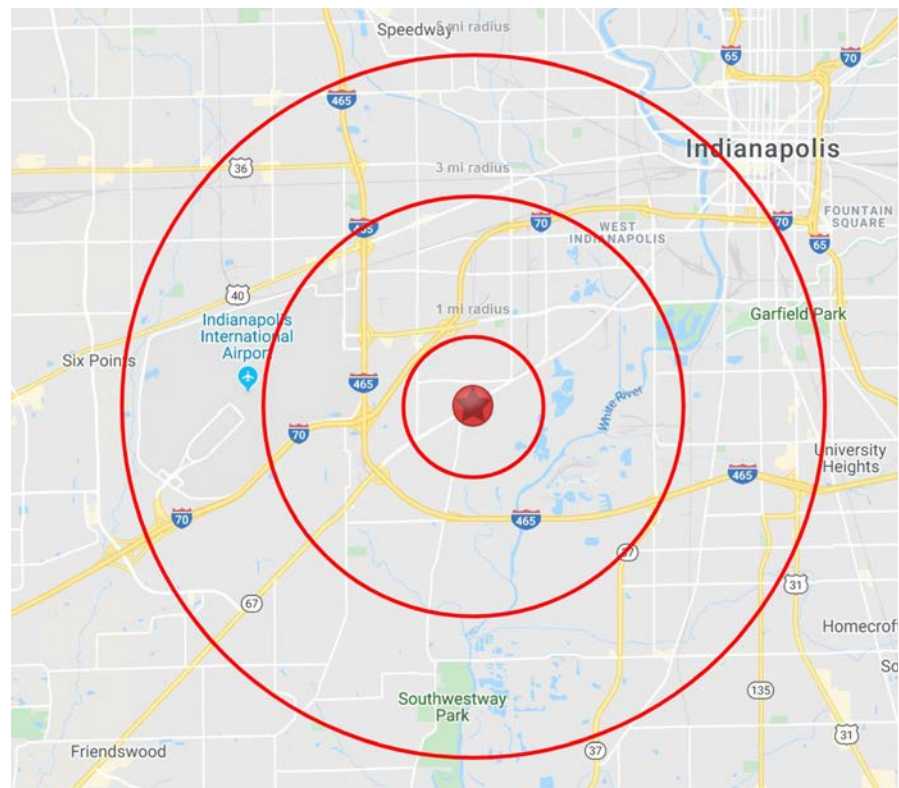
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Unit	Tenant
1	Nails-R-Us
2	Great Clips
3	City Wireless
3A	Boost Mobile
4	Little Caesar's Pizza
5	Advance America Cash
7	T-Mobile
8	Kroger
11	China One
14	Los Patios AVAILABLE
13	H&R Block
Outlot	Chase
Unit	Vacant
6	4,000 SF
6A	6,500 SF (demised to 2,400 SF)
9	7,500 SF
10	10,500 SF (split to 5,000 SF)
12	2,940 SF

1-3-5 MILE RADIUS MAP



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	11,305	\$38,011	5,755
3 Miles	33,190	\$43,241	37,622
5 Miles	131,781	\$45,820	122,026

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Major renovations underway 2020



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