



FOR LEASE

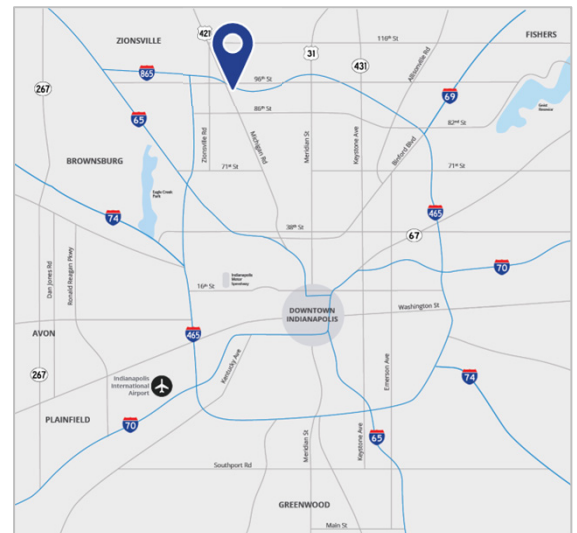
College Park Corner

9235 N Michigan Rd, Indianapolis, IN

Prominent Endcap available on North Michigan Road Retail Corridor

Property Highlights

- Join Starbucks, Panera Bread, and VCA Animal Hospital at College Park Corner.
- ±2,730 SF Endcap available in Modern Retail Building
- Highly visible signalized Hard Corner of Michigan Road and DePauw Blvd.
- Traffic count of 60,370 AADT on Michigan Rd
- Daytime population of 17,011 within 1-mile radius
- Directly across from Costco



Stephen Daum

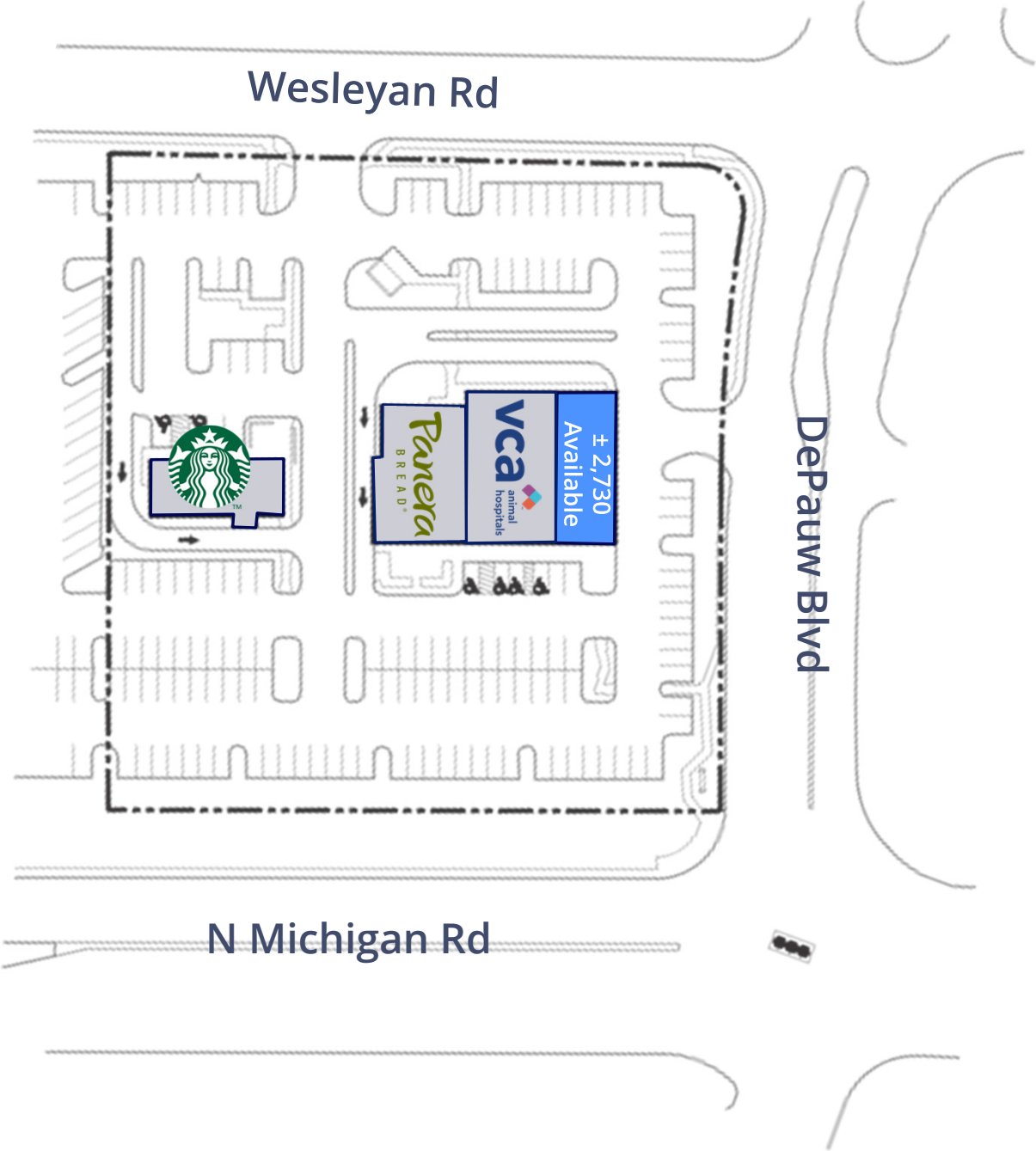
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SITE PLAN



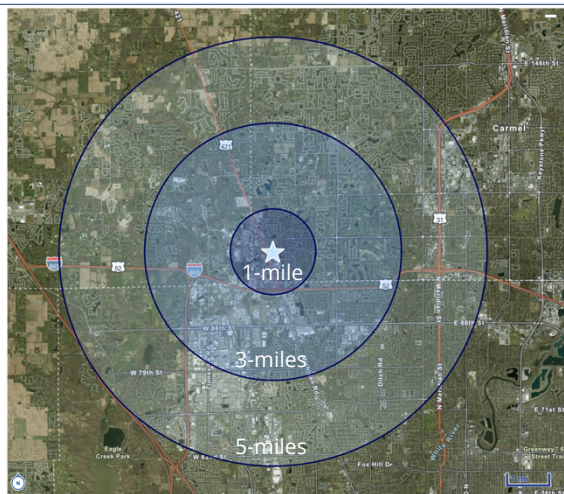
LEASE AVAILABILITY

Suite	Available SF	Availability
1A		Panera
1B		VCA Animal Hospital
1C	±2,730	AVAILABLE
2A		Starbucks



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2026	4,176	53,637	145,630
Population Projected 2031	4,195	55,269	150,479
Daytime Population	17,011	98,708	202,320
Average HH Income	\$117,270	\$126,432	\$149,680
Total Households 2026	2,247	23,939	60,397
Households Projected 2031	2,267	24,838	62,726



THE NUMBERS

	1 Mile	3 Mile	5 Mile
Education			
Bachelor's / graduate / prof degree	52%	53%	58%
Some college	25%	23%	22%
High school graduate	21%	17%	15%
No high school diploma	2%	6%	5%
Business			
Total Businesses	1,078	3,582	7,376
Total Employees	17,162	69,794	122,286
Employment			
White collar	73%	72%	73%
Blue collar	18%	17%	16%
Services	10%	11%	11%
Unemployment Rate	2.0%	3.3%	3.4%

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