

PENDLETON SHOPPES

3055 U.S. 36, Pendleton, IN 46064



PROPERTY DESCRIPTION

Now Leasing High Traffic strip center anchored by Needler's Fresh Market. Come join Great Clips, Ascension St. Vincent, Subway, and More! One 1,800sf end cap with bank drive-thru, and one 2,400 open retail space inline. NNN estimated at \$4.56/sf.

PROPERTY HIGHLIGHTS

- End Cap Available
- Anchored with Needlers Grocery
- ADA Accessible

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,815 - 2,400 SF
Building Size:	21,020 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	272	1,094	2,773
Total Population	681	2,682	8,115
Average HH Income	\$109,202	\$106,482	\$101,937

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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It's Your Vision. Why Wait?

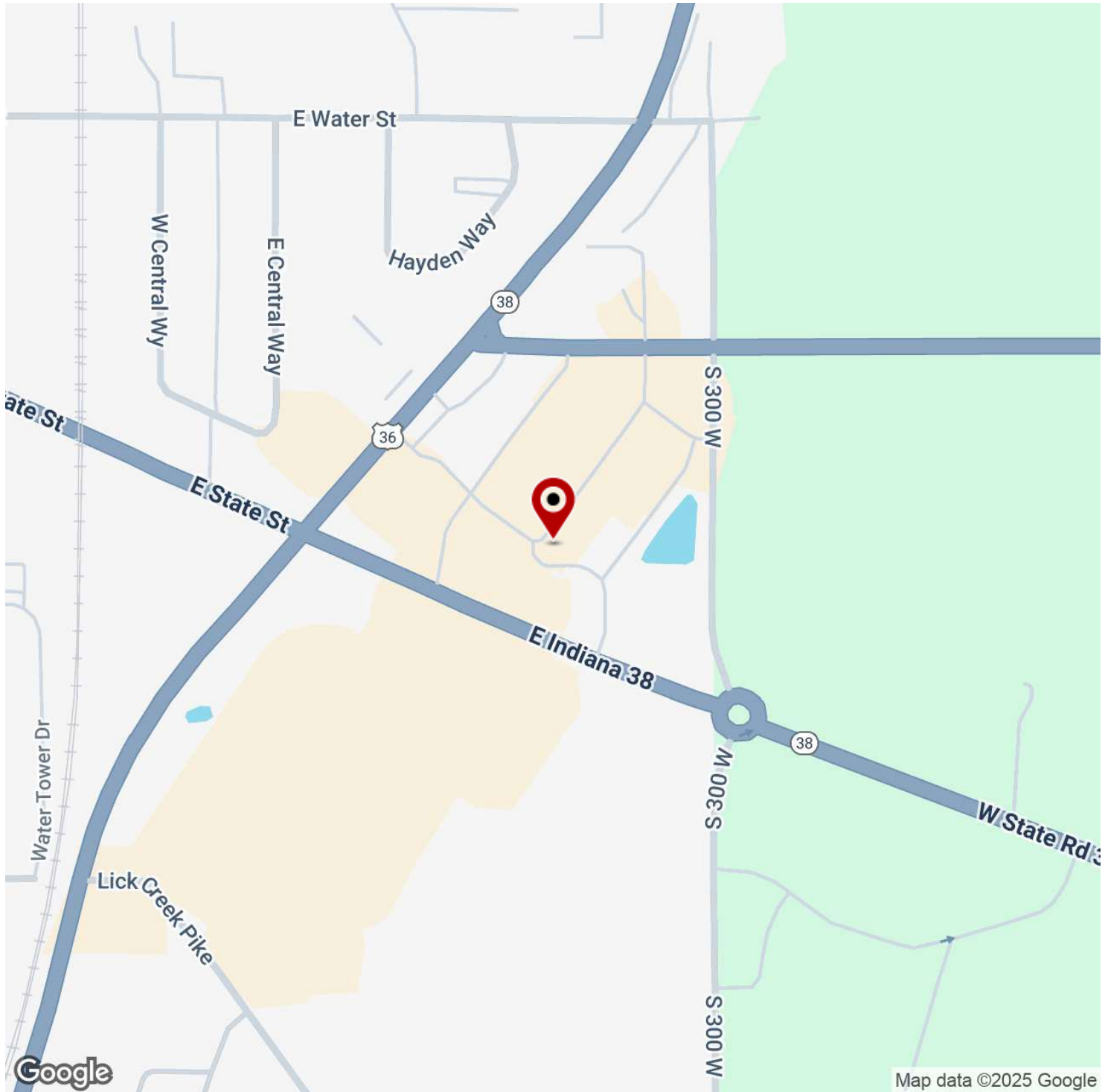


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RETAIL FOR LEASE

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Suite 300
Greenwood, IN 46143



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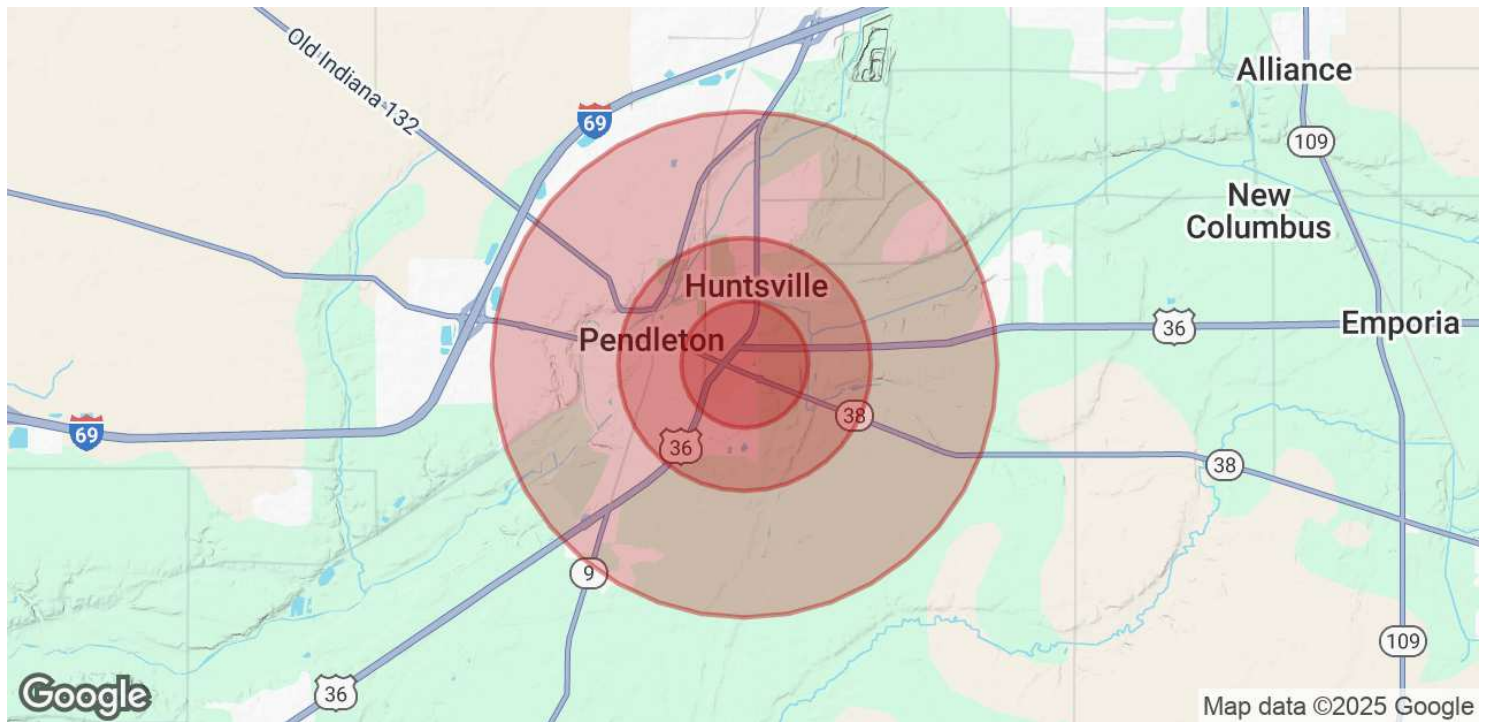
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	681	2,682	8,115
Average Age	42	42	42
Average Age (Male)	39	39	40
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	272	1,094	2,773
# of Persons per HH	2.5	2.5	2.9
Average HH Income	\$109,202	\$106,482	\$101,937
Average House Value	\$275,281	\$263,653	\$243,009

Demographics data derived from AlphaMap

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