



FOR SALE OR LEASE

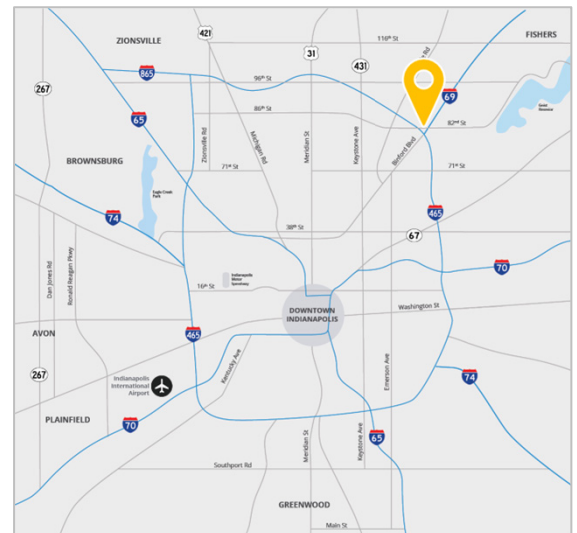
6706 E 82nd St

Indianapolis, IN

Prominent signalized corner location with close access to interstates

Property Highlights

- Freestanding ±2,414 SF Retail Building on the 82nd Street Retail Corridor
- ±0.43-acre site with ±12 parking spaces; additional parking potential from adjoining Metroplex Center
- Signalized intersection of 82nd Street and Craig Street - 51,012 cars ADT
- Directly across the street from Castleton Office Park which consists of 1.1 million SF and close to Castleton Square Mall
- Adjacent to the Nickel Plate rails to trail linking Indianapolis with Fishers and Noblesville
- Adjoining tenants: Starbucks and Qdoba, Maple Restaurant, Mari's Barber Salon, Salon Centric, Super Mercado and Los Cabos Mexican Grill
- Favorable C-4 Zoning



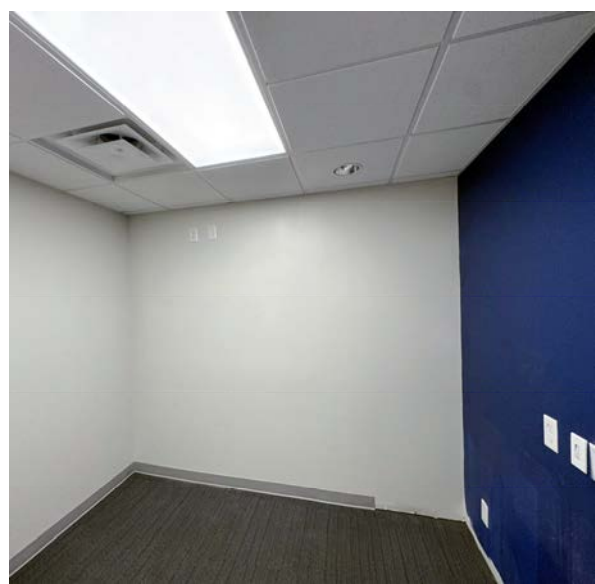
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Interior Photos



Exterior Photos





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2026	6,341	51,687	173,101
Population Projected 2031	6,291	51,642	176,285
Daytime Population	39,561	113,153	176,285
Average HH Income	\$64,923	\$118,484	\$130,676
Total Households 2026	3,405	24,783	77,579
Households Projected 2031	3,413	25,003	79,666

BUSINESS

Total Businesses	1,113	4,490	9,555
Total Employees	32,872	80,683	140,284

EDUCATION

	1 Mile	3 Mile	5 Mile
Bachelor's / graduate / prof degree	41%	58%	58%
Some college	29%	24%	22%
High school graduate	21%	14%	15%
No high school diploma	9%	4%	5%

EMPLOYMENT

White collar	73%	77%	75%
Blue collar	12%	11%	14%
Services	15%	12%	11%
Unemployment Rate	4.4%	3.3%	3.0%

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