

FOR LEASE > RETAIL



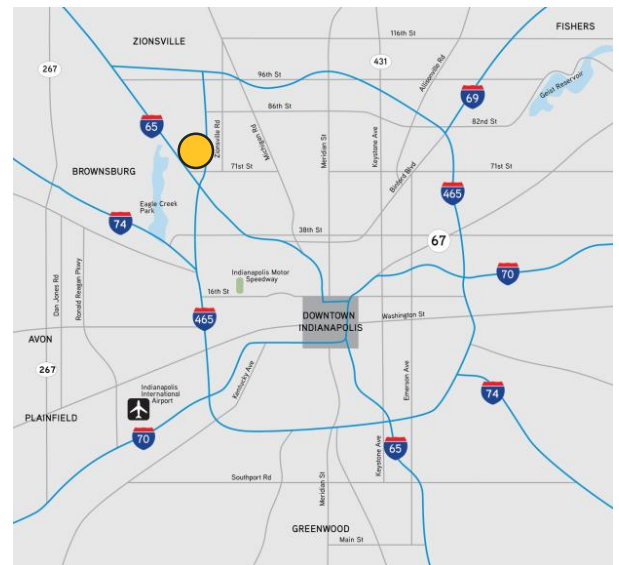
# Intech Common Shops

6335 INTECH COMMON DRIVE, INDIANAPOLIS, IN 46278



## Property Highlights

- > 1,200 – 7,940 square feet of office/retail space available for lease at the entrance to Intech Certified Tech Park
- > ± 2.16 acres – 132 total parking spaces
- > Adjacent to Park 100, Indianapolis's largest Industrial Park
- > Current tenants include: Le Peep, Gatsby's Pub & Grill and Sam's Nails
- > Traffic Count: ± 14,689 vehicles per day on 71<sup>st</sup> St, ± 110,535 vehicles per day on 465
- > Close proximity to KinderCare, BMO Harris Bank, Starbucks, Hot Box Pizza, Jack's Donuts, Jimmy John's, Hilton Garden Inn, Wingate and Residence Inn



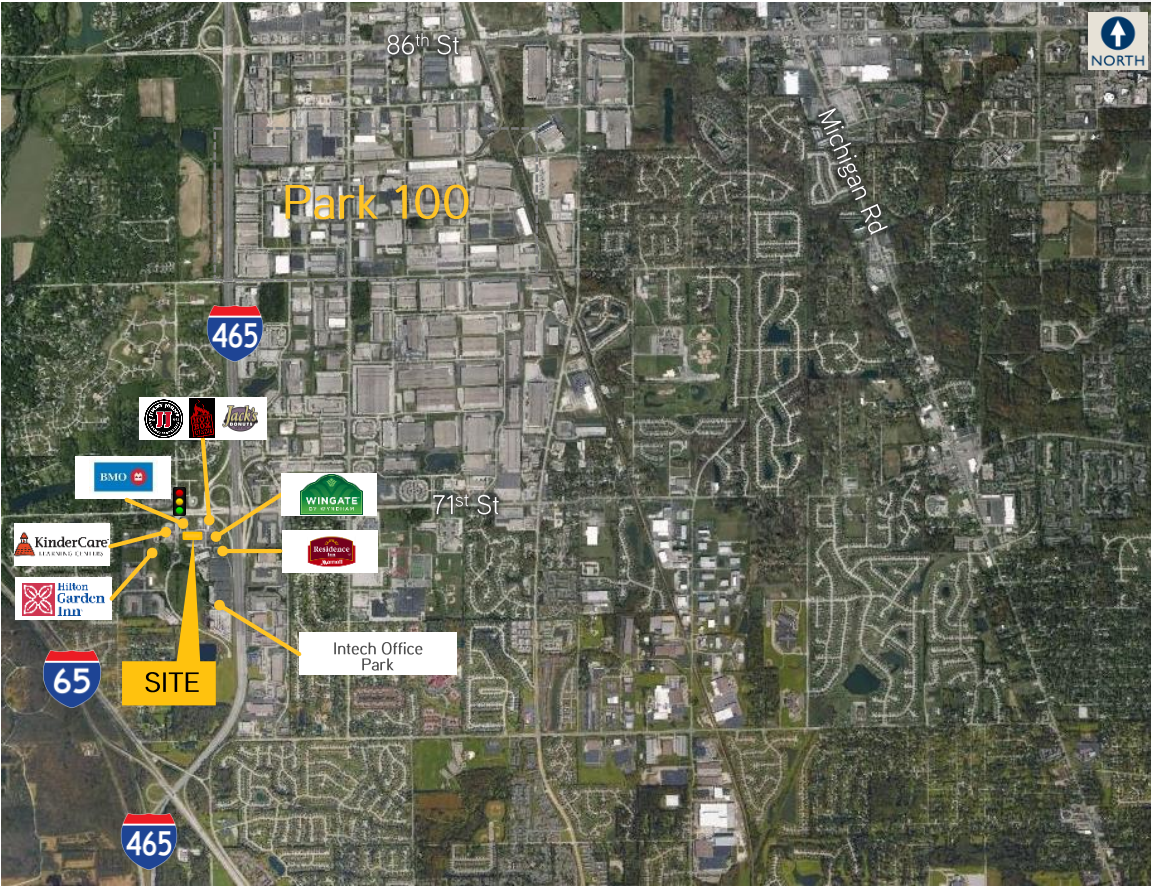
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# Aerial Map



AVAILABILITY		
Suite #	Company	SF
A - B	Le Peep	3,500
C - D	Available	2,800
E	Sam's Nails	1,600
F - G	Gatsby's Pub & Grill	3,200
H	Available	1,600
I	Available	1,600
J	Available	1,600
K	Available	1,200
L - ENDCAP	Available	1,940



DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2017 Population	3,836	44,784	151,057
2022 Proj. Population	4,017	46,338	157,323
2017 Total Households	1,407	18,159	61,126
2022 Proj. Households	1,469	18,685	63,319
2017 Average Household Income	\$127,730	\$74,502	\$72,387
2022 Proj. Average Household Income	\$137,969	\$82,261	\$81,023

## Contact

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