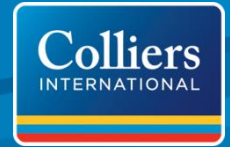


FOR LEASE > RETAIL



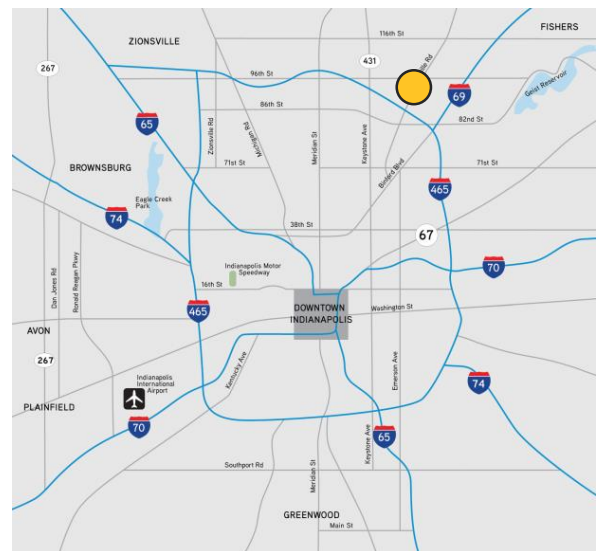
Retail Center at Precedent

3855 E 96TH STREET, INDIANAPOLIS, IN



Property Highlights

- > Join Naked Tchopstix, Waxing the City, La Hacienda, Bikram Hot Yoga, Infinity Nails, PIP Printing and Subway Restaurant
- > ± 2,416 SF professional office space available
- > ± 6,413 SF professional office space available
- > ± 1,600 SF unit available
- > Located within the 1,000,000 SF Lakefront at Keystone Park
- > Adjacent to the new dual-branded, ± 180-room Residence Inn and Springhill Suites by Marriott Development
- > Pylon signage available
- > Strong daytime population
- > Adjacent to the I-465 & Keystone Ave Interchange
- > Traffic count on 96th Street: 31,877 vehicles per day



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Property Overview

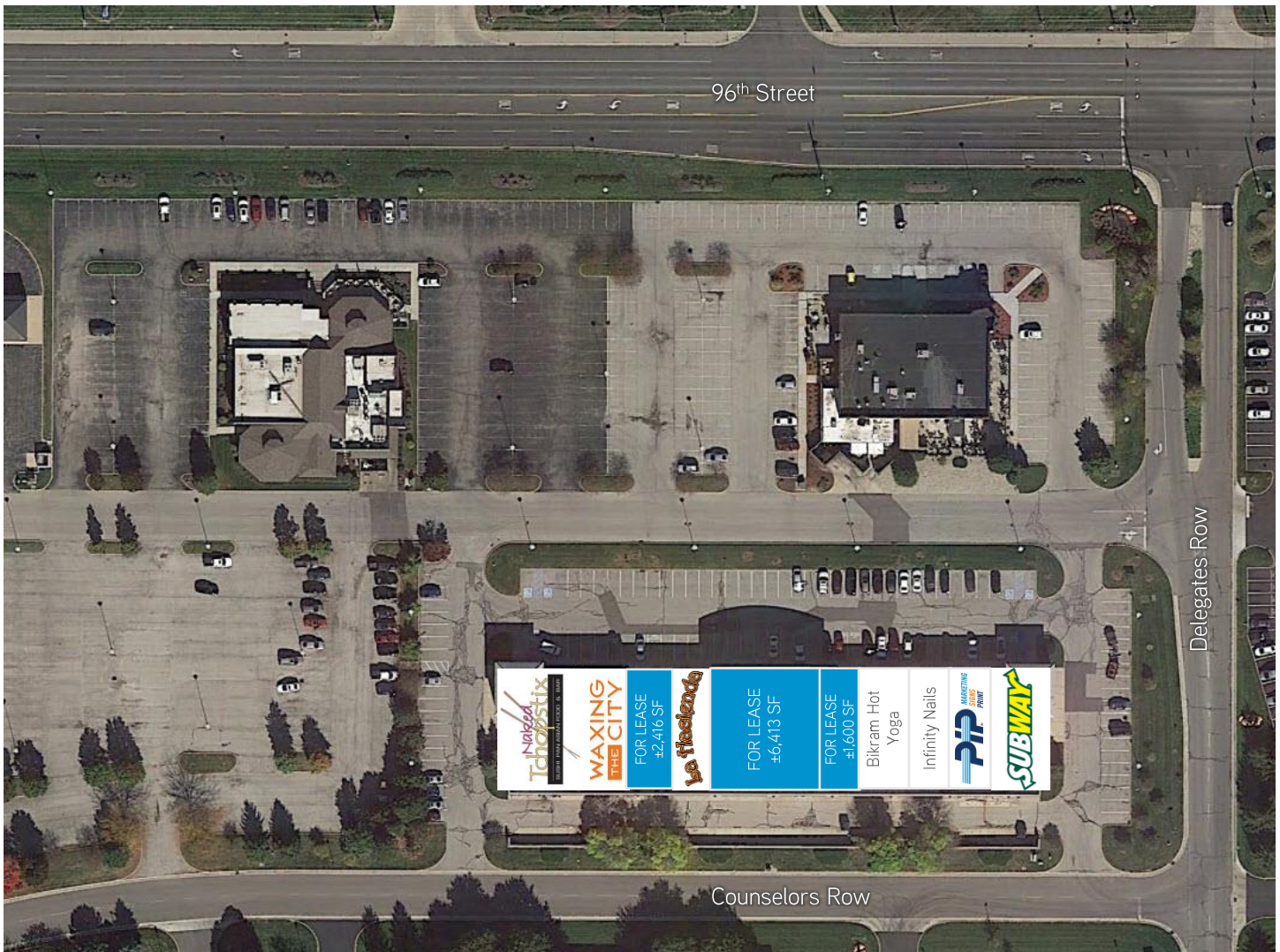


PROPERTY INFORMATION

Building Size	29,332 SF
Zoned	CS
Available Suites	Unit E: ± 2,416 SF Units H, I, J, K: ± 6,413 SF Unit L: ± 1,600 SF
Current Tenants	Naked Tchopstix Waxing the City La Hacienda Bikram Hot Yoga Infinity Nails PIP Printing Subway



Area Overview



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population 2018	5,383	60,332	177,455
Population Projected 2023	5,775	63,297	188,675
Average Household Income	\$91,855	\$93,839	\$102,132
Total Households 2018	2,559	27,774	78,294
Households Projected 2023	2,737	29,133	83,238

AVERAGE DAILY TRAFFIC	
96th Street	31,877 cars/day
Keystone Avenue	58,350 cars/day

Area Amenities



Arni's
 Barnes & Noble Bookstore
 Bed Bath & Beyond
 Benihana
 Bob Evans
 BP Gas Station
 Brandywine Liquors
 Café Patachou
 CarMax
 Carters
 Chase Bank
 The Cheese Cake Factory
 Chipotle Mexican Grill
 Cooper's Hawk Winery & Restaurant
 Costco
 Courtyard Indianapolis Castleton
 Crew Carwash
 East Asia Market
 Eddie Merlot's
 The Fashion Mall at Keystone
 Fast Times Indoor Karting
 Fifth Third Bank
 Giordano's
 GolfTEC Castleton

Harry & Izzy's
 Hilton Indianapolis North
 Home Depot
 Hyatt Place
 Indianapolis Marriott North
 Indy Stout House
 Jasmine Thai
 Kohl's
 Lifetime Fitness
 Maggiano's Little Italy
 Marathon
 McDonald's
 The Melting Pot
 Monkey Joe's
 Naked Tchopstix
 N V Nails
 Ocean Prime
 Old National Bank
 Old Navy
 P.F. Chang's
 Piada Italian Street Food
 Regions Bank
 Ruth's Chris Steakhouse
 Sahm Park

Seasons 52
 Sheraton Hotel
 Stacked Pickle
 Star Financial Bank
 Steak 'n Shake
 Subway
 Sullivan's Steakhouse
 TGI Friday's
 Ulta Beauty
 Wine & Canvas
 Woodland Bowling

Site is convenient to surrounding
 neighborhoods, apartment communities
 and office buildings

For more information, please contact:

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