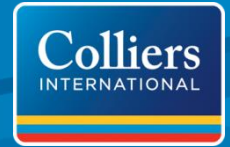


FOR LEASE > RETAIL



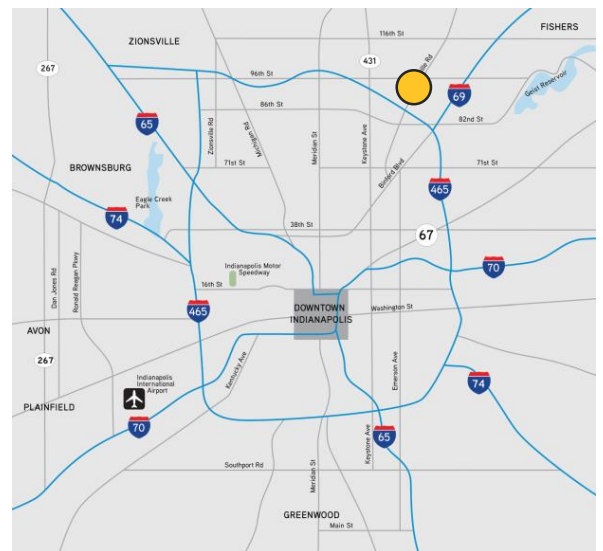
Retail Center at Precedent Park

3855 E 96TH STREET, INDIANAPOLIS, IN



Property Highlights

- > Join Naked Tchopstix, Waxing the City, La Hacienda, Pots & Pans Corporate Office, PIP Printing, Infinity Nails, Bikram Hot Yoga & Subway Restaurant
- > ± 2,416 SF professional office space available
- > ± 1,600 SF unit available
- > Located within the 1,000,000 SF Precedent Office Park
- > Zoned CS
- > 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

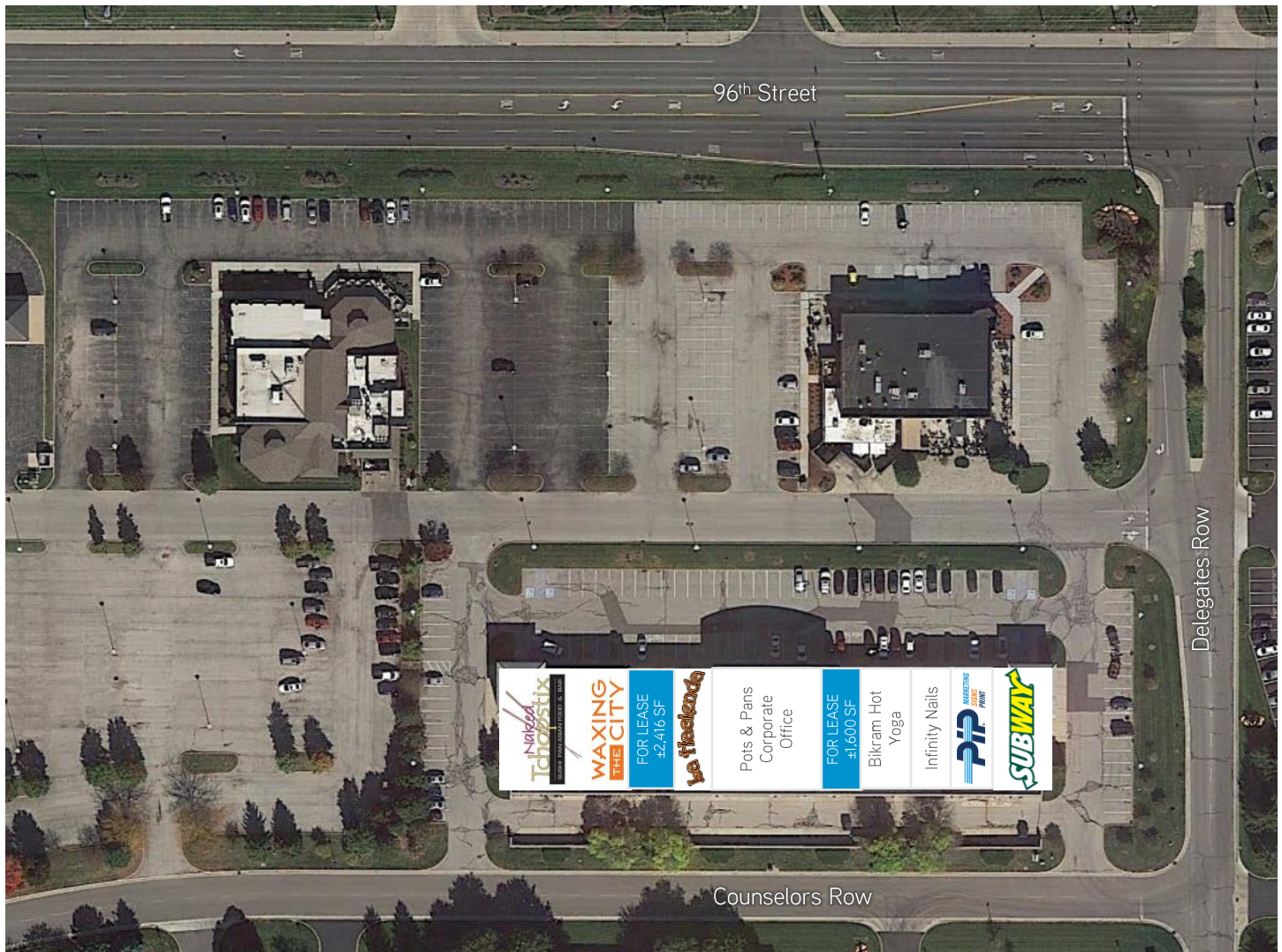


PROPERTY INFORMATION

Building Size	29,332 SF
Zoned	CS
Available Suites	Unit E: ± 2,416 SF Unit L: ± 1,600 SF
Current Tenants	Naked Tchopstix Waxing the City La Hacienda Pots & Pans PIP Printing Bikram Hot Yoga Subway Infinity Nails



Area Overview



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population 2016	5,109	58,909	171,010
Population Projected 2021	5,444	61,617	180,204
Average Household Income	\$87,638	\$88,401	\$94,354
Total Households 2016	2,404	26,968	75,239
Households Projected 2021	2,553	28,168	79,187

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

Area Amenities



A2Z Café
 Arni's
 Barnes & Noble Bookstore
 Bed Bath & Beyond
 Benihana
 Bob Evans
 BP Gas Station
 Brandywine Liquors
 Café Patachou
 CarMax
 Carters
 Champps
 Chase Bank
 The Cheese Cake Factory
 Chipotle Mexican Grill
 Claddagh Irish Pub
 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
 H.H. Gregg
 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
 Moon Dog Tavern
 Monkey Joe's
 Morty's Comedy Joint
 Naked Tchopstix
 N V Nails
 Ocean Prime
 Old National Bank

Old Navy
 OshKosh B'Gosh
 P.F. Chang's
 Piada Italian Street Food
 Regions Bank
 Ruth's Chris Steakhouse
 Sahm Park
 Scotty's Brewhouse
 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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