

FOR LEASE > RETAIL & OFFICE



Valley Ridge Shops

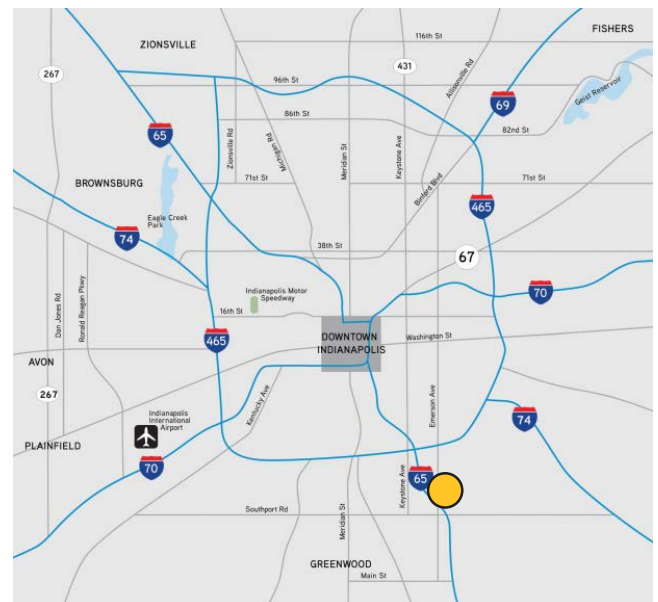
5220 E SOUTHPORT ROAD, INDIANAPOLIS, IN 46237

VALLEY RIDGE SHOPS WELCOMES HEIGHTS FINANCE



Property Highlights

- > Up to \pm 5,600 contiguous square feet available for lease (divisible)
- > Aggressive lease rates (negotiable)
- > Tenant improvement allowance
- > Located in a primary retail corridor on East Southport Road
- > Close proximity to Super Target, Staples, Home Depot, Kohl's, Menards and Meijer, which are demand generators
- > Ample parking
- > Built-in customer base with Overlook Apartments
- > Traffic Count: \pm 30,000 vehicles per day



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Aerial Map



DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2016 Population	6,493	78,952	183,464
2021 Projected Population	6,869	82,683	192,509
2016 Total Households	2,838	30,914	71,548
2021 Projected Households	2,993	32,171	74,597
2016 Average Household Income	\$83,539	\$66,564	\$63,534
2021 Projected Average Household Income	\$94,303	\$74,021	\$70,639

AVAILABILITY		
Suite #	Size	SF
E	70' x 20'	1,400
F	70' x 20'	1,400
G	70' x 20'	1,400
H	70' x 20'	1,400

Contact

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