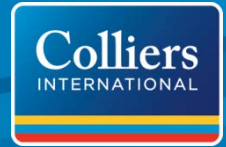


FOR LEASE > RETAIL



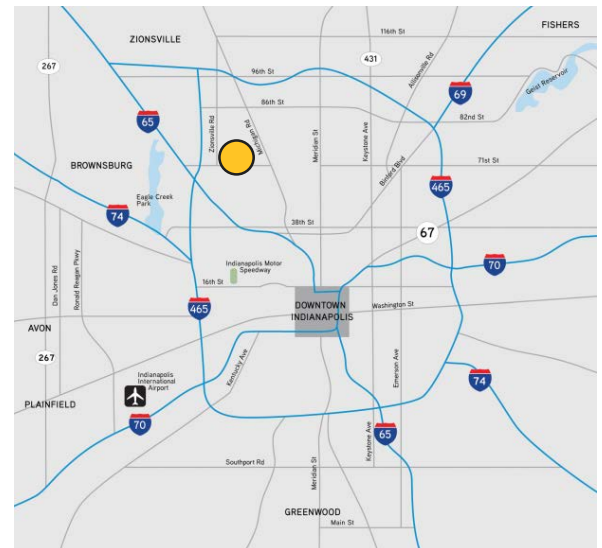
New Augusta Shoppes

7125 GEORGETOWN RD, INDIANAPOLIS, IN 46268



Property Highlights

- > ± 1,200 - 3,000 SF available
- > Access off 71st Street & Georgetown Rd
- > Ample parking
- > Adjacent to Kroger Supermarket and Crown Liquors
- > Pylon signage available
- > Join Tenants: Marcos Pizza, SA Nails, Liberty Tax, Jersey Mike's Subs, 1st Wok, and Los Ranchero
- > Area is a good mix of residential and daytime population



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Property Overview



PROPERTY INFORMATION

Building Size	15,600 SF
Zoned	C-3
Year Built	1999
Parking	63 spaces
Available Suites	Unit 200: 3,000 SF Unit 900: 1,800 SF
Current Tenants	Los Rancheros 1st Wok Jersey Mike's Subs Liberty Tax SA Nails Marco's Pizza



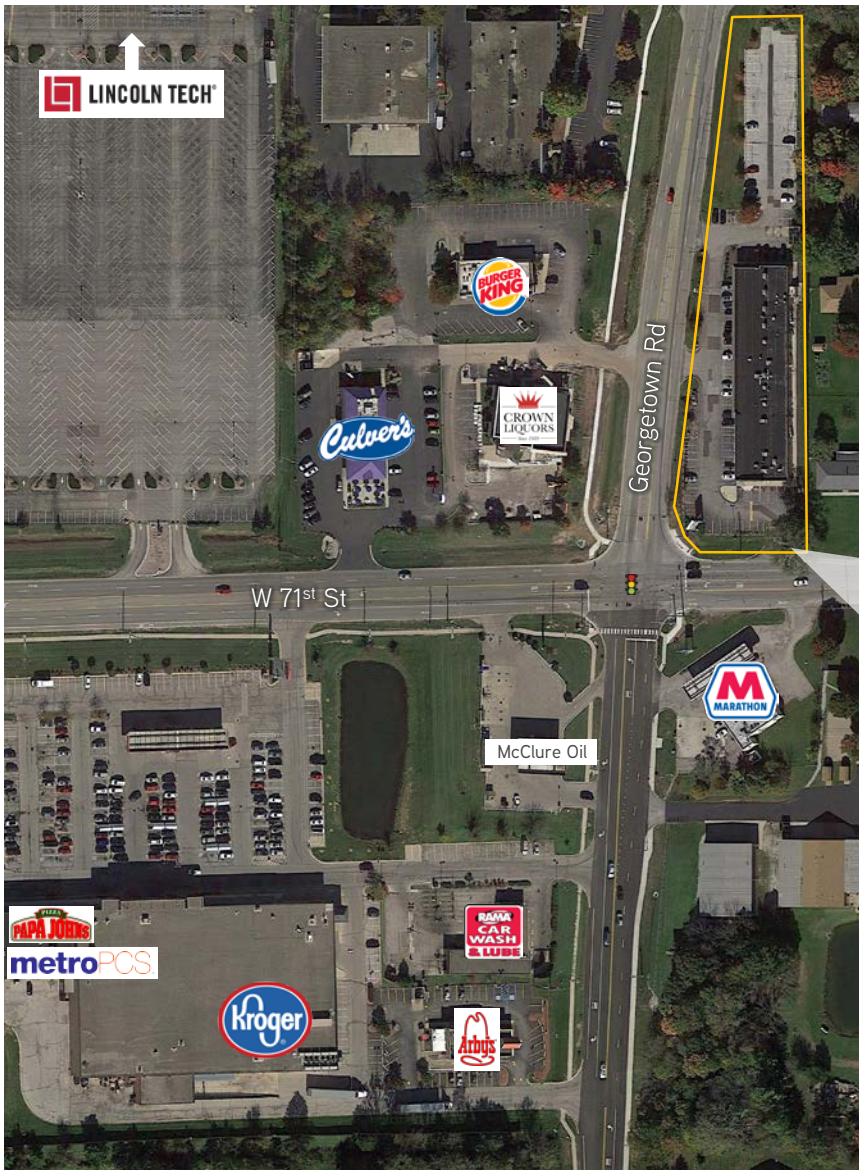
Owned and managed by:



NEW AUGUSTA SHOPPES
7125 Georgetown Rd,
Indianapolis, IN 46268

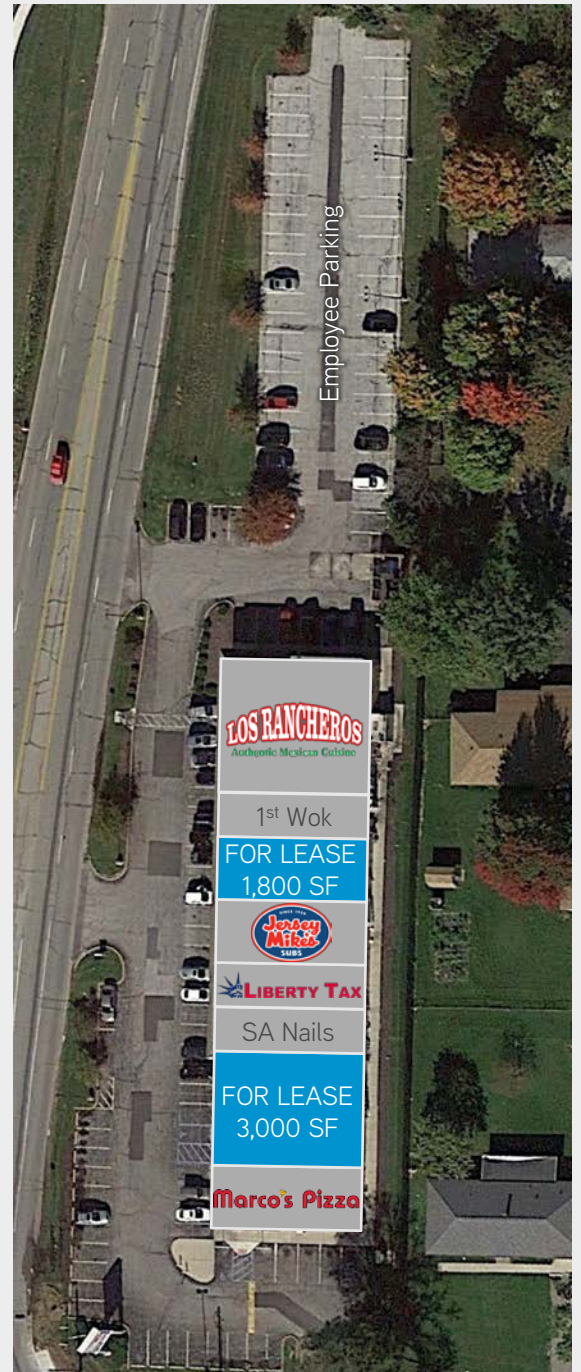
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Area Overview



AVERAGE DAILY TRAFFIC

W 71st St	25,944 cars/day
Georgetown Rd	23,607 cars/day



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population 2016	7,426	62,869	163,392
Population Projected 2021	7,866	65,313	170,148
Average Household Income	\$52,119	\$64,502	\$80,965
Total Households 2016	2,926	25,542	65,805
Households Projected 2021	3,085	26,371	68,171

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Area Amenities



Arby's
 Augusta Animal Clinic
 BMO Harris Bank
 Burger King
 Clarion Inn & Suites
 Crown Liquors
 Culver's
 Flap-Jack's Pancake House
 Hardee's
 Hilton Garden Inn
 Holiday Inn Express

HotBox Pizza
 Huntington Bank
 Indiana Wesleyan University
 IUPUI Learning Center
 KinderCare
 Kroger
 Le Peep
 Lincoln College of Technology
 McDonald's
 Papa John's
 Pike High School

Rama Car Wash
 Residence Inn
 Starbuck's
 Steak 'n Shake
 Teacher's Credit Union
 TownPlace Suites
 Wingate by Wyndham
 YMCA

Immediate access to clients working in the Park 100 Industrial Park.

For more information, please contact:

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