

FOR LEASE > RETAIL



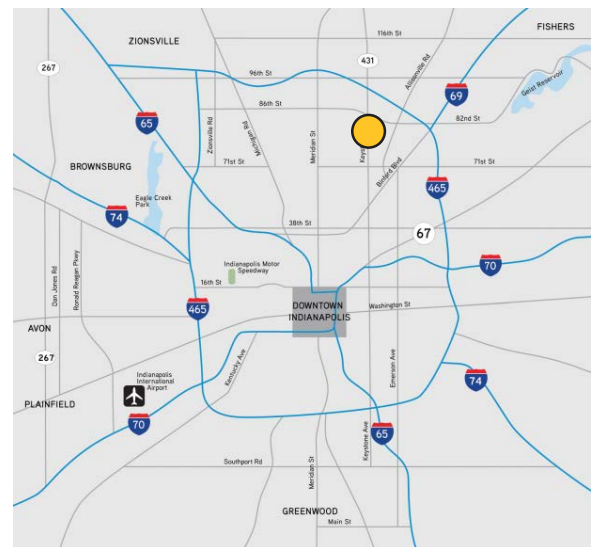
Norgate Shoppes

7411 N KEYSTONE AVENUE, INDIANAPOLIS, IN 46240



Property Highlights

- > ± 4,660 SF available for lease
- > Highly visible retail center with multiple points of access
- > Signalized intersection at Keystone Avenue and Ruth Drive
- > Pylon signage available along Keystone Avenue
- > Shadow-anchored by Walmart Supercenter
- > Located within a dense retail and residential area
- > Nearby: Walmart Supercenter, Starbucks, McDonald's, Game Stop, Indiana Math & Science Academy North, Capri Restaurant
- > Keystone Avenue Traffic Count: ± 40,525 cars / day



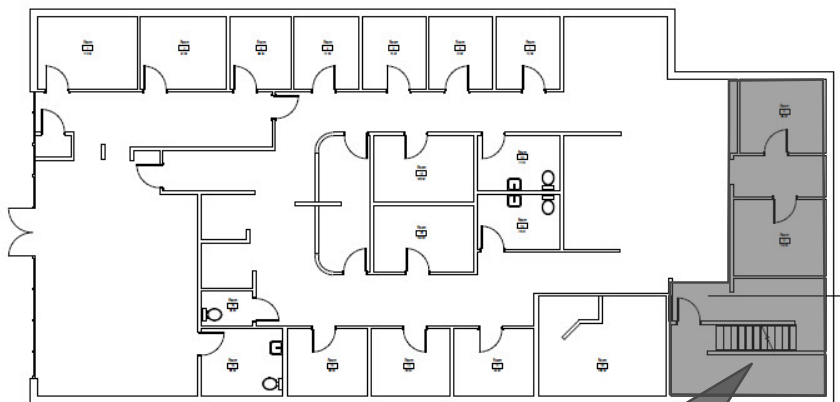
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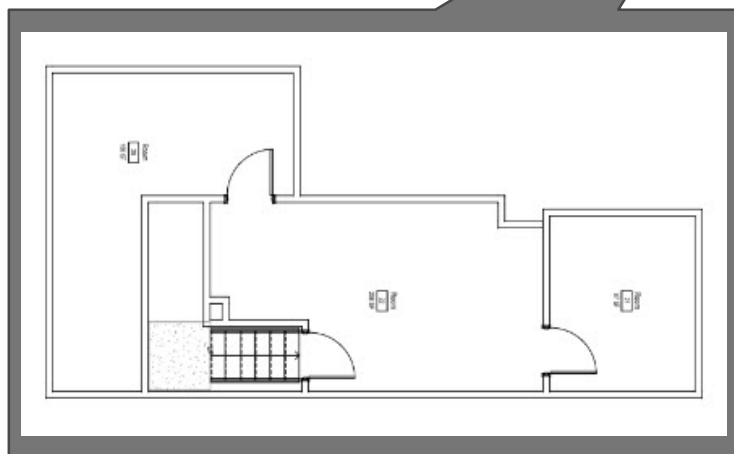
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Property Overview & Floor Plan

1st Floor



2nd Floor



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| Population 2018 | 7,376 | 69,562 | 207,596 |
| Population Projected 2023 | 7,547 | 72,261 | 214,037 |
| Average Household Income | \$88,711 | \$95,290 | \$82,298 |
| Total Households 2018 | 3,608 | 33,299 | 92,311 |
| Households Projected 2023 | 3,686 | 34,549 | 95,029 |

PROPERTY INFORMATION

Building Size 14,829 SF

Zoned C-4

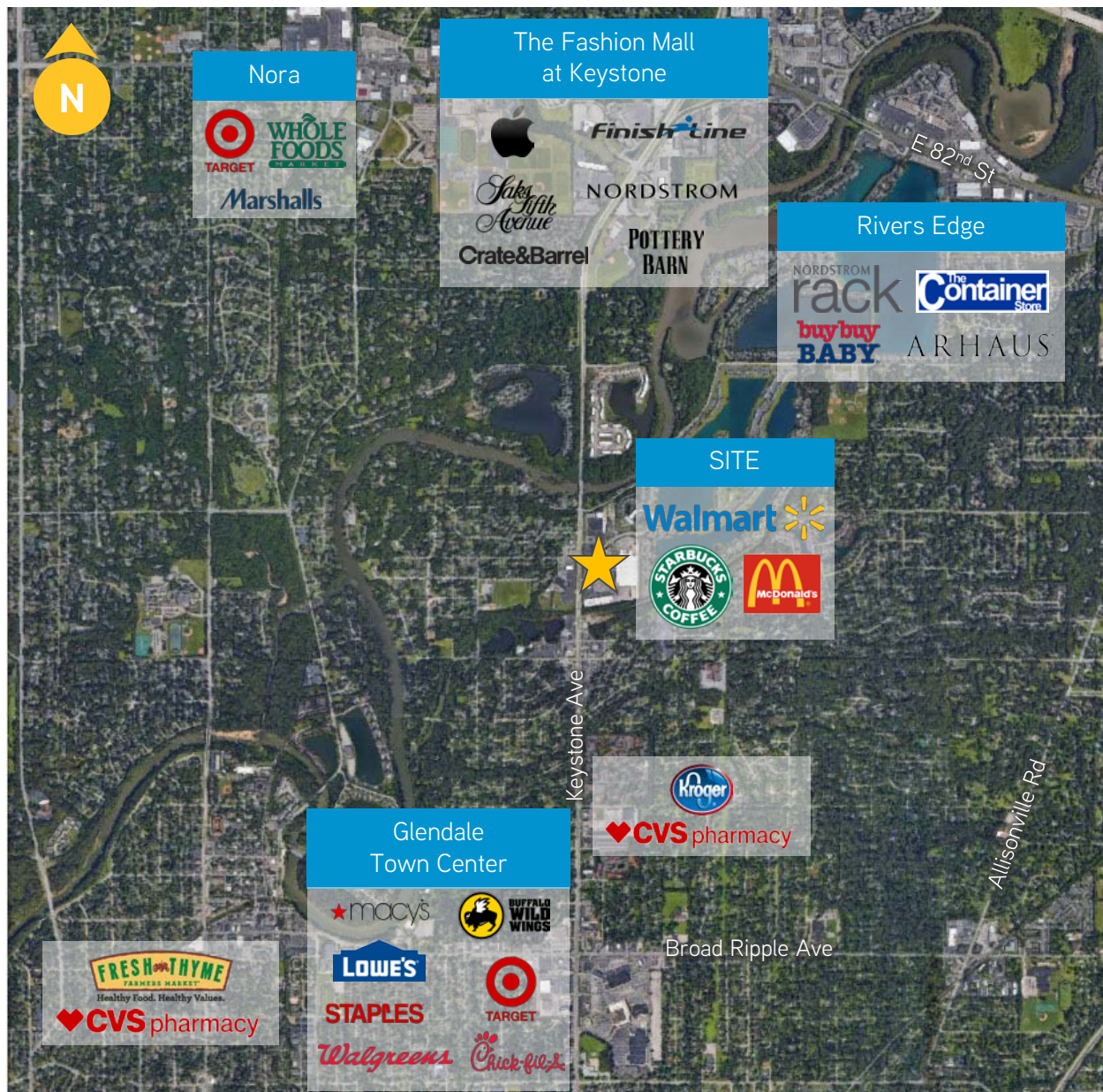
Year Built 2004

Current Tenants:

| | |
|---------------|----------------------------|
| Unit A | TOMO Japanese Steakhouse |
| Unit A1 | Wing Stop |
| Unit B | ± 4660 SF AVAILABLE |
| Unit C | Sports Clips |
| Unit D | We Repair It All |
| Unit E | Qdoba Mexican Grill |

Area Overview





Area Amenities

| | | | |
|-----------------------|-----------------------------|---------------------|----------------------|
| Benihana | Dollar Tree | Kilroy's | Red Lobster |
| Best Buy | Drury Inn & Suites | Kroger | Sakura |
| Big Lots | DSW | LA Fitness | Sam's Club |
| Bonefish Grill | Fifth Third Bank | La Hacienda Mexican | Starbucks |
| Buffalo Wild Wings | Fry's Electronics | Lotus Spa & Nails | Steak 'n Shake |
| Capri Restaurant | George's Neighborhood Grill | Lowe's | Sullivan Hardware |
| Chase Bank | Giordano's | Maggiano's | Taylor's Bakery |
| Chick fil-A | Goodwill Store | Meijer | TJ Maxx ;& HomeGoods |
| Courtyard by Marriott | Hampton Inn | Michael's | Trader Joe's |
| Cracker Barrel | Home Depot, The | McDonald's | Walmart Supercenter |
| Dairy Queen | Huntington Bank | Napolese | WB Pizza |
| Dave & Buster's | IHOP | Nordstrom Rack | |
| District Tap, The | IKEA | Panera Bread | |

For more information, please contact:

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