

FOR LEASE > RETAIL



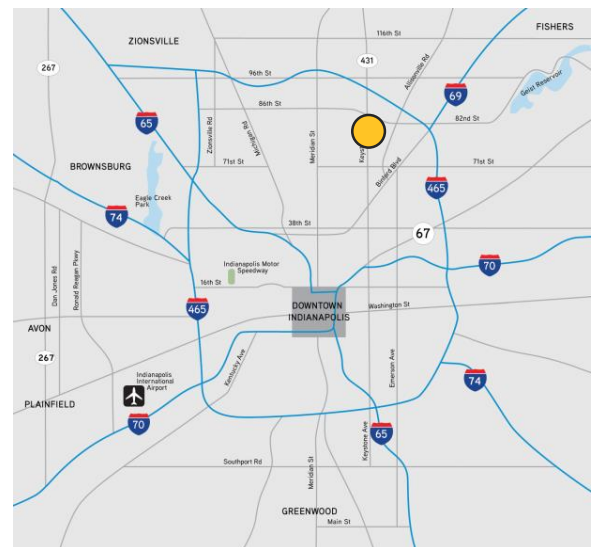
Norgate Shoppes

7411 N KEYSTONE AVENUE, INDIANAPOLIS, IN 46240



Property Highlights

- > ± 4,690 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



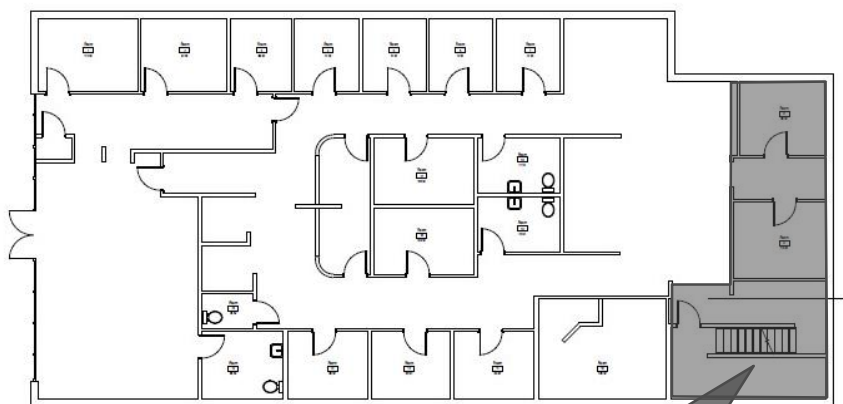
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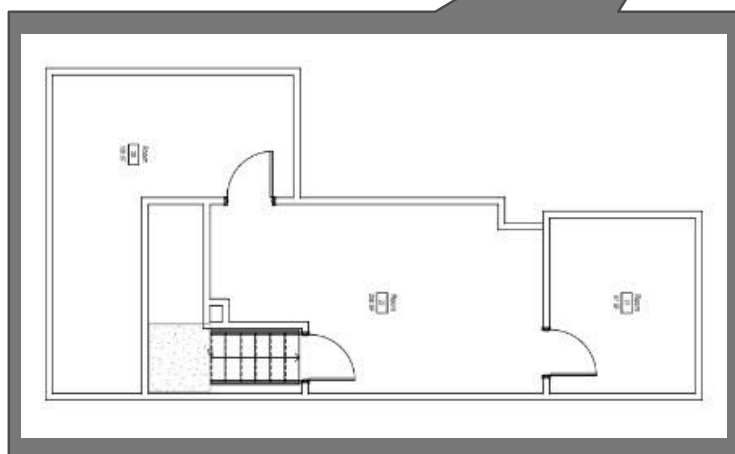
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Property Overview & Floor Plan

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

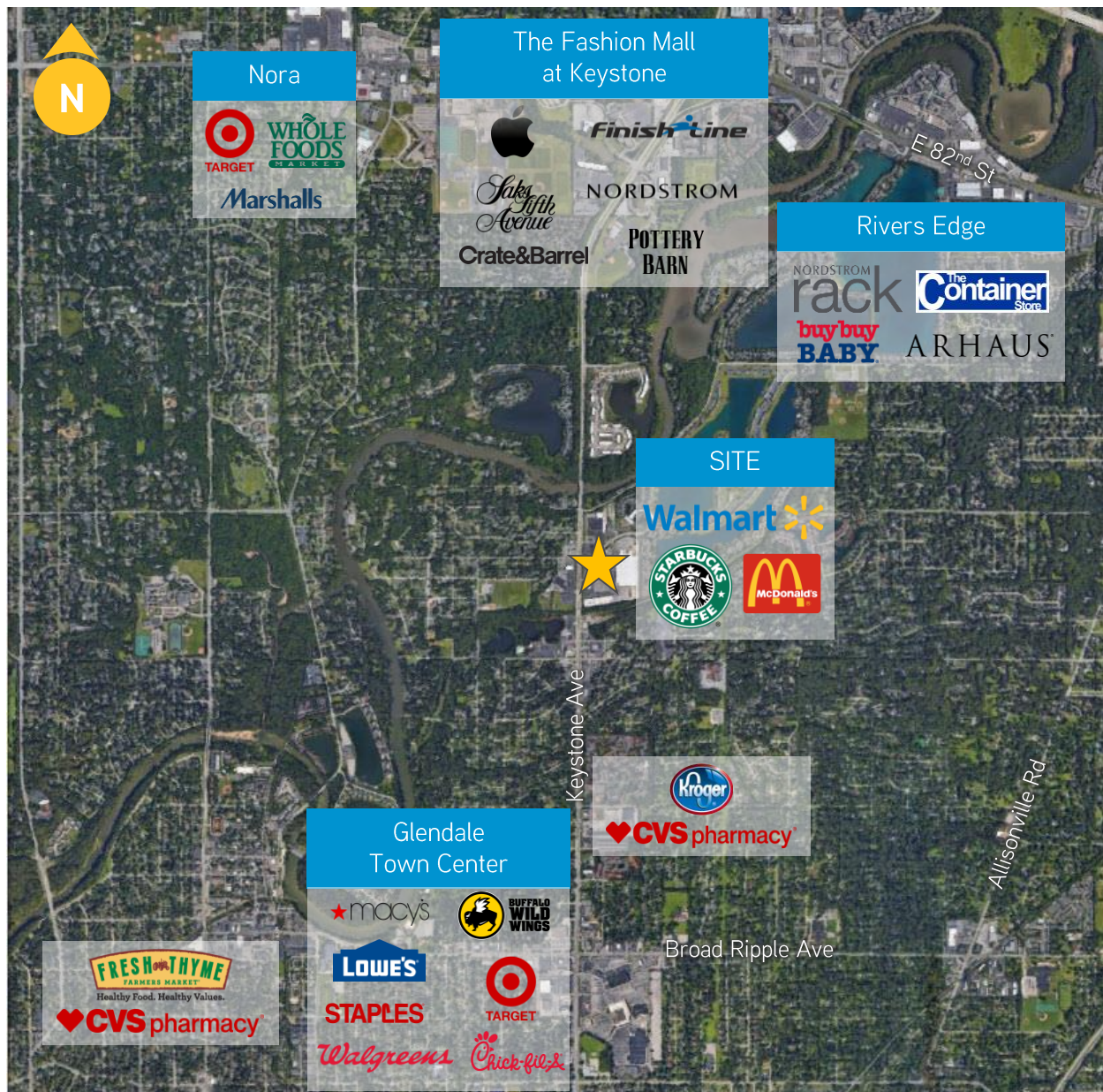
Year Built 2004

Current Tenants:

Unit A	TOMO Japanese Steakhouse
Unit A1	Wing Stop
Unit B	± 4,690 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	

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