

SHADELAND STATION

7381-7481 N Shadeland Avenue

Indianapolis, IN 46250

EXCLUSIVE LEASING AGENT



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SMALL SHOPS AND JUNIOR BOX SPACE UP TO 21,000 SF AVAILABLE

FOR LEASE

- Shadeland Station welcomes Lincoln Square Pancake House!
- Join national tenants Planet Fitness, Dollar Tree, H&R Block, Subway and the UPS Store, along with many regional and local tenants
- Small retail space - 760 SF - 3,200 SF, combine for up to 4,000 SF
- Adjacent to the largest apartment community in Indianapolis, over 2,269 multifamily units are within 1 mile.
- Zoned C-4, ability to offer out parcel along 75th street
- Dense daytime population, with over 2.5M SF of office and medical users within 1 mile; student population of 5,795
- Jr. Box space available 21,400 SF, dock access or overhead doors, pylon panel

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SHADELAND STATION is a neighborhood shopping center located in northeast Indianapolis, only minutes from the Castleton Square Mall. The property serves the communities of Lawrence, Geist and Fishers within 3 miles, and offers a dense daytime population, with over 2.5M SF of office and medical users; a student population of 5,795, and over 2,269 multifamily units within 1 mile. Shadeland Station features many national and regional co-tenants, that includes Planet Fitness, Dollar Tree, Jane Pauley Health Center, Hearing Aid Company, Lincoln Square Pancake House, Wendy's, H&R Block, the UPS Store, Mariner Finance, US Coast Guard and many more.

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SITE PLAN

Indianapolis, IN 46250



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1-3-5 MILE RADIUS MAP



TRAFFIC COUNTS

Shadeland Avenue	26,147
75th Street	14,117

2023 AADT Source: Indiana Department of Transportation

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	8,536	56,654	182,440
Average Household Income	\$91,027	\$110,952	\$110,529
Daytime Population (Age 16+)	9,584	62,407	168,368

2024_Demographic Source: Applied Geographic Solutions

SUITE	TENANT
E-1	Jane Pauley Health
D-1, A-1	Planet Fitness
A-2	Smoke Shack
A-3	Chow Express
A-4	IMPD Substation
A-5	Kenny's Barbershop
A-6	The Cigar Box
A-9	Mariner Finance
B-1	Dollar Tree
B-6	Chile Verde
B-7	H&R Block
B-9	21st Amendment
C-1	A.S. Restaurant
C-3	Subway
C-5	The UPS Store
C-6	King Nails
C-7	USCG
C-8	Mia Pizzeria
C-9	Tienda Mexicana
C-12	Indiana Hearing Aid Co.
C-13	Lincoln Square
C-20	Massage

SUITE	VACANT SF
A-7	1,800 SF
A-12	840 SF
A-13	810 SF
A-14	2,400 SF
B-8	2,180 SF
B-12	3,200 SF
C-19	760 SF
C-21	900 SF
C-22	1,661 SF

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Community North Hospital annually

12,345
Daytime Population

*Does not include
cancer center, heart hospital

1,750 Staff*

21,000 Inpatients*

230,000 Outpatients*



Area Schools 1 mile

1,200 Students, Heritage Christian School

2,469 Students, Lawrence North High School

2,300 Students, McKenzie Center for Innovation & Technology

541 Students, Crestview Elementary School

320 Students, Skiles Test Elementary School



Apartments 1 mile

2,269
multifamily
units within
one mile

1,260 Units, Lake Castleton (4.8% V)

236 Units, Bayview Club Apts. (6.6% V)

122 Units, Ahepa Senior Community (2.0% V)

252 Units, TGM Shadeland (5.7% V)

398 Units, Columns of Castleton (1.1% V)



Retail Expenditures

\$133 M
1 mile

\$399 M
2 miles

\$2.8 B
3 miles

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