

FOR LEASE

EASTWOOD SHOPPING CENTER

6800 Pendleton Pike, Indianapolis, IN



PROPERTY HIGHLIGHTS

- Neighborhood shopping center, with second generation retail space for Lease (10,400 SF)
- Planned new construction 4,000 SF - 6,000 SF outparcel building
- Strong traffic counts, along 3 primary corridors
- Convenient interstate access, one mile west of I-465 E
- Rapid transit station serves the property - Indygo Purple Line
- Ground lease available on former restaurant pad, up to 1.0 acre
- Zoning: C4
- Surrounded by new development: Dollar Tree, Eskenazi Health - Arlington North, Cook Medical, and Indy's Fresh Grocery



10,400 SF AVAILABLE

Contact

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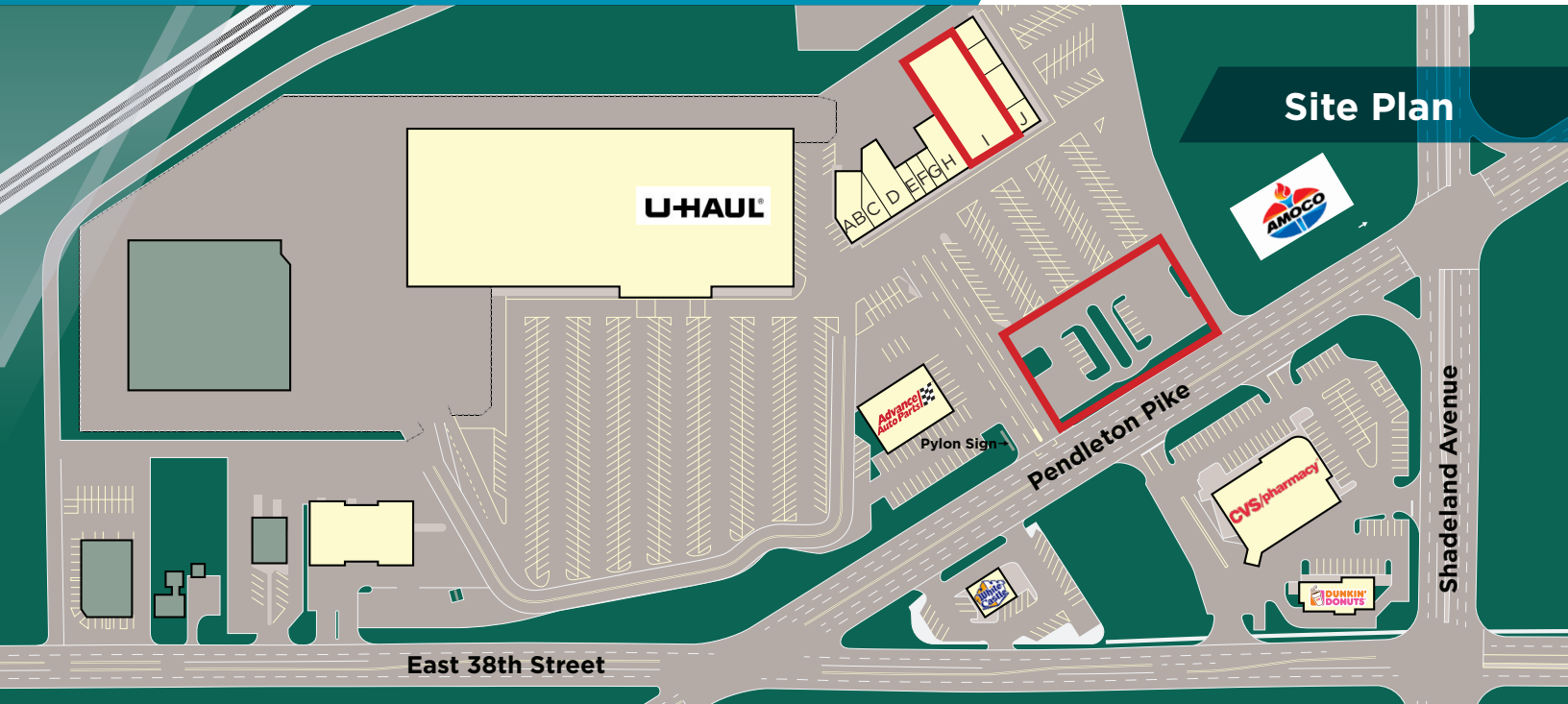
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A	Bakeco Auto	2,000 SF	G	Beauty Salon	1,000 SF
B	BB Fitness	1,389 SF	H	Tax & Services	2,880 SF
C	1st Appliances	1,137 SF	I	Vacant	10,400 SF
D	1'derful Bar & Grill	3,565 SF	J	King Beauty	6,400 SF
E	Old National Bank	800 SF		Ground Lease	Up to 1 acre
F	Barber Shop	800 SF			

TRAFFIC COUNTS

	E 38th St. 17,349 VPD
	Shadeland Ave 24,169 VPD
	Pendleton Pike 25,103
	I-465 E 169,966

NEIGHBORHOOD DEMOGRAPHICS

	Population	Avg. Household Income	Daytime Population
1 Mile	9,586	\$61,945	6,708
3 Miles	87,103	\$65,006	62,220
5 Miles	236,933	\$77,804	186,118

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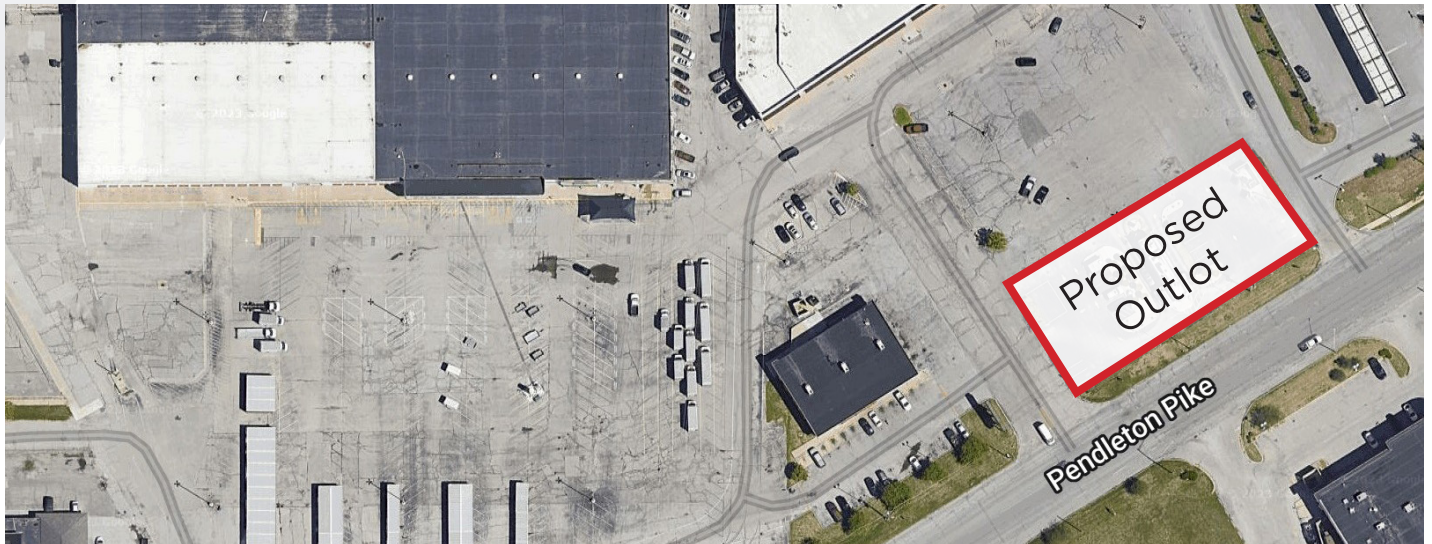
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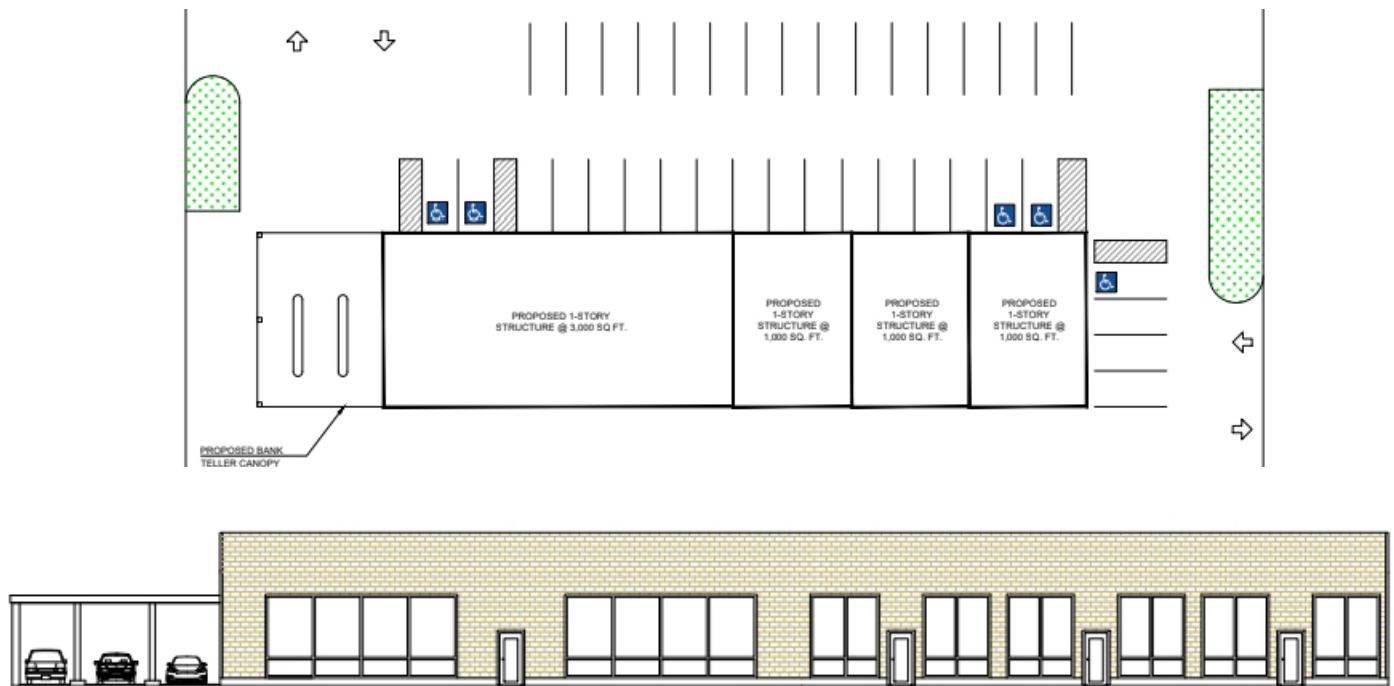
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PROPOSED OUTLOT SITEPLAN & ELEVATION



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