

Clearwater Crossing

Indianapolis, Indiana

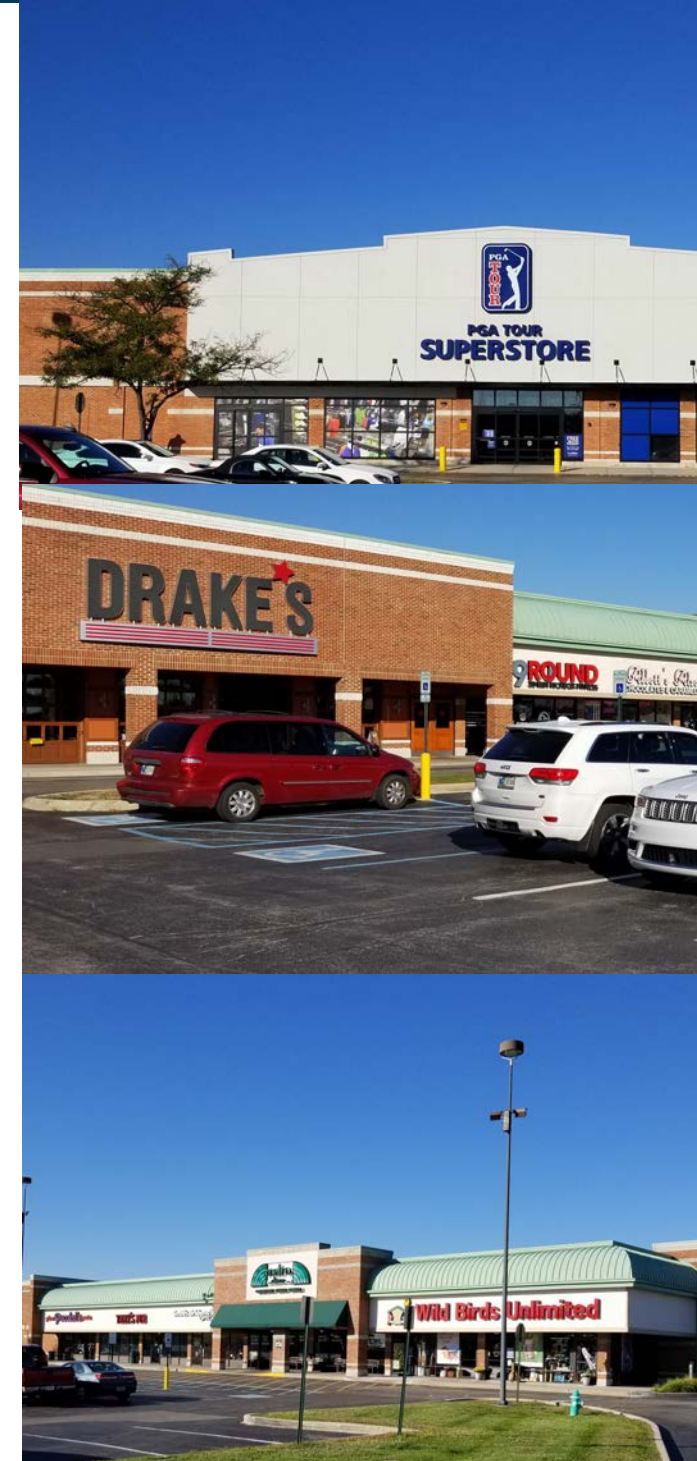
PROPERTY HIGHLIGHTS

- Clearwater Crossing is located on East 82nd Street between Union Chapel Road and Dean Road.
- Clearwater area is one the city's most vibrant commercial areas.
- Keystone at the Crossing office complex and the upscale Simon-owned Fashion Mall are just west of Clearwater Crossing.
- To the east is the Castleton area and Castleton Square Mall on 82nd Street, Indianapolis' largest mall.
- Clearwater Crossing has 2 signalized entrances allowing easy access.
- The center sits in the heart of affluent residential and upscale commercial areas.
- GLA: 129,821
- MSA: Indianapolis, IN
- Key Tenants are PGA Tour Superstore, La-Z-Boy Furniture, District Tap, Wild Birds Unlimited and Panera Bread.

LEASING CONTACT:

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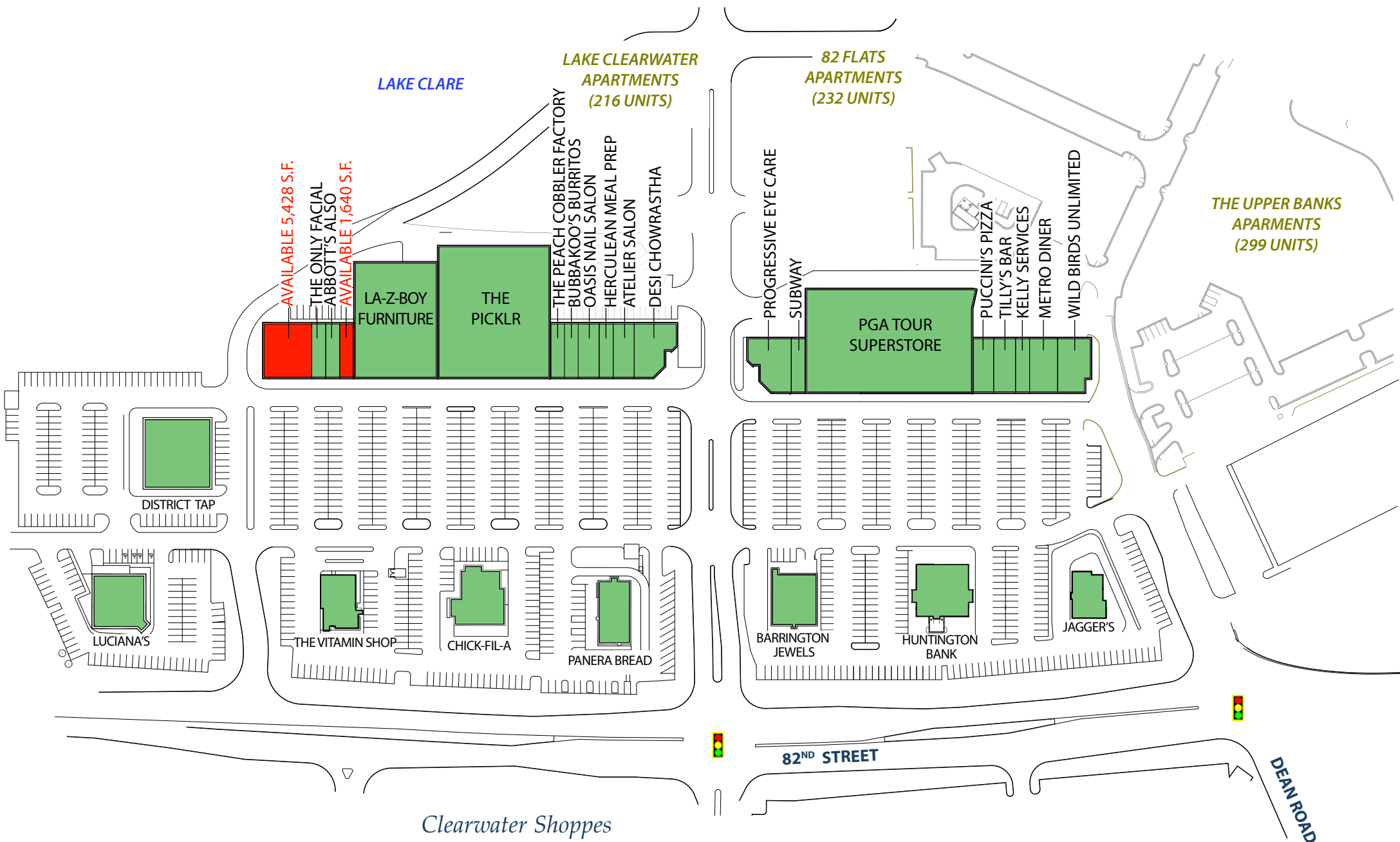
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SITE DATA

TOTAL BUILDING AREA	
NET LEASABLE AREA	129,821 S.F.
PARKING SPACES	
SPACES REQUIRED	492 SPACES
SPACES PROVIDED	617 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	60,505	62,109	176,563	181,829	789,322	815,057
Daytime Population	92,559		266,671		881,837	
Households	29,653	30,592	82,168	84,937	323,933	336,201
Average HH Size	2.02	2.01	2.12	2.11	2.40	2.39
Average HH Income	\$113,301	\$130,227	\$122,871	\$140,507	\$117,660	\$134,740
Median HH Income	\$79,956	\$93,044	\$87,539	\$101,934	\$81,411	\$95,594
Per Capita Income	\$55,579	\$64,152	\$57,266	\$65,733	\$48,297	\$55,613

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
22,549	82nd Street	Dean Road	Allisonville Road
43,310	86th Street	Keystone Avenue	Keystone Crossing
142,964	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

