

Fashion Mall Commons

Indianapolis, Indiana

PROPERTY HIGHLIGHTS

- Located on East 86th Street across from The Fashion Mall at Keystone Crossing.
- Offers upscale eateries, home furnishings, and personal business services.
- Signalized intersection.
- Easy access.
- GLA: 154,967
- MSA: Indianapolis, IN
- Key Tenants are Kohl's, Ulta, McAlister's Deli and LePeep

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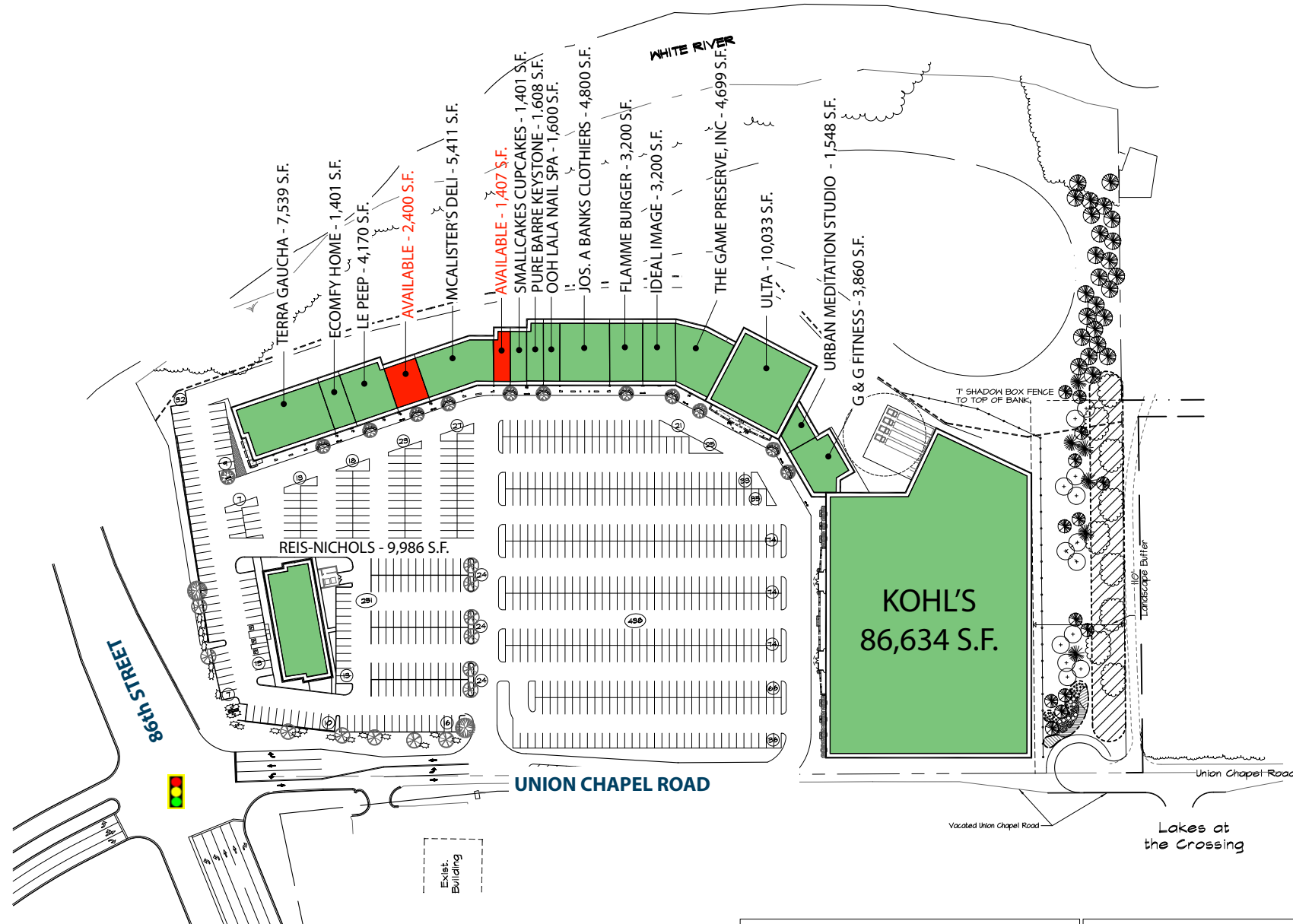


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SITE DATA	
TOTAL BUILDING AREA	
PHASE I BLDG AREA	86,634 S.F.
PHASE II BLDG AREA	58,347 S.F.
PHASE III BLDG AREA	9,986 S.F.
TOTAL BLDG AREA	154,967 S.F.
PARKING SPACES	
TOTAL PARKING REQ'D	620 SPACES
TOTAL PARKING PROVIDED	680 SPACES

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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Demographic and Income Summary

	3 MILES		5 MILES		10 MILES	
	2022 Estimate	2027 Forecast	2022 Estimate	2027 Forecast	2022 Estimate	2027 Forecast
Population	58,788	59,797	181,629	185,515	783,199	806,000
Daytime Population	92,267		274,876		875,323	
Households	28,482	28,982	84,319	86,173	320,555	329,981
Average HH Size	2.04	2.04	2.13	2.12	2.41	2.41
Average HH Income	\$113,447	\$133,257	\$115,337	\$134,540	\$107,011	\$124,393
Median HH Income	\$80,319	\$100,306	\$79,757	\$97,910	\$70,906	\$86,211
Per Capita Income	\$54,896	\$64,500	\$53,597	\$62,551	\$43,856	\$50,971

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
37,004	86th Street	at Keystone Avenue	
43,310	86th Street	Keystone Avenue	White River
142,964	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue
48,777	Keystone Avenue	86th Street	I-465
27,629	Keystone Avenue	Woodfield Crossing Blvd.	86th Street

