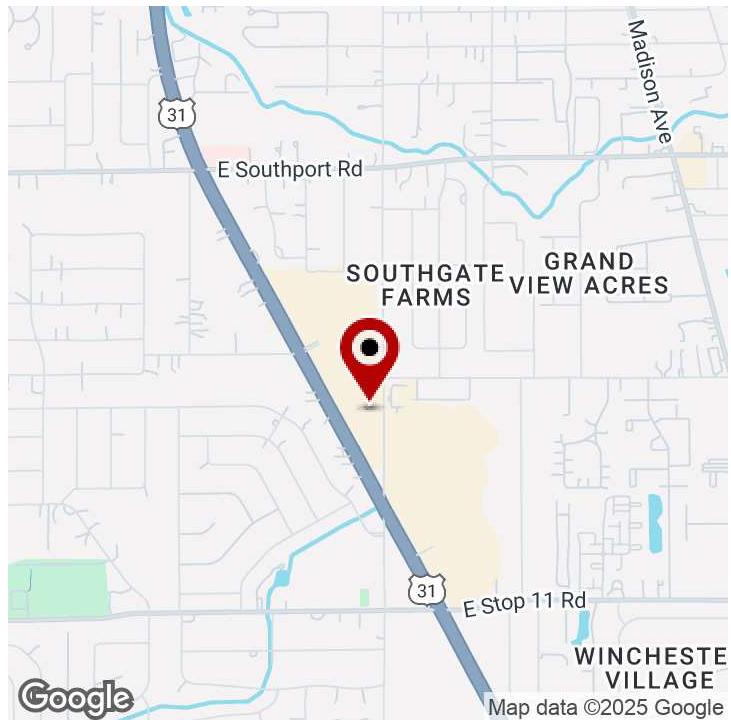


RETAIL FOR LEASE

SOUTHPORT PLAZA

7565 U.S. 31, Indianapolis, IN 46227



PROPERTY DESCRIPTION

This prime 6,400 SF retail space offers a spacious, open-concept layout, making it ideal for a variety of businesses, including retail, showroom, or service-oriented operations. Situated on US 31, this retail space offers great frontage in a high-traffic center. Ample parking on site, Pylon sign available with no additional fee.

PROPERTY HIGHLIGHTS

- NNN Estimated at \$4.65/sf
- Available within 90 days

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	6,400 SF
Building Size:	84,966 SF
Traffic Count:	41,449
Zoning:	C-4

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	926	4,503	36,894
Total Population	2,420	11,453	93,823
Average HH Income	\$78,933	\$80,551	\$89,134

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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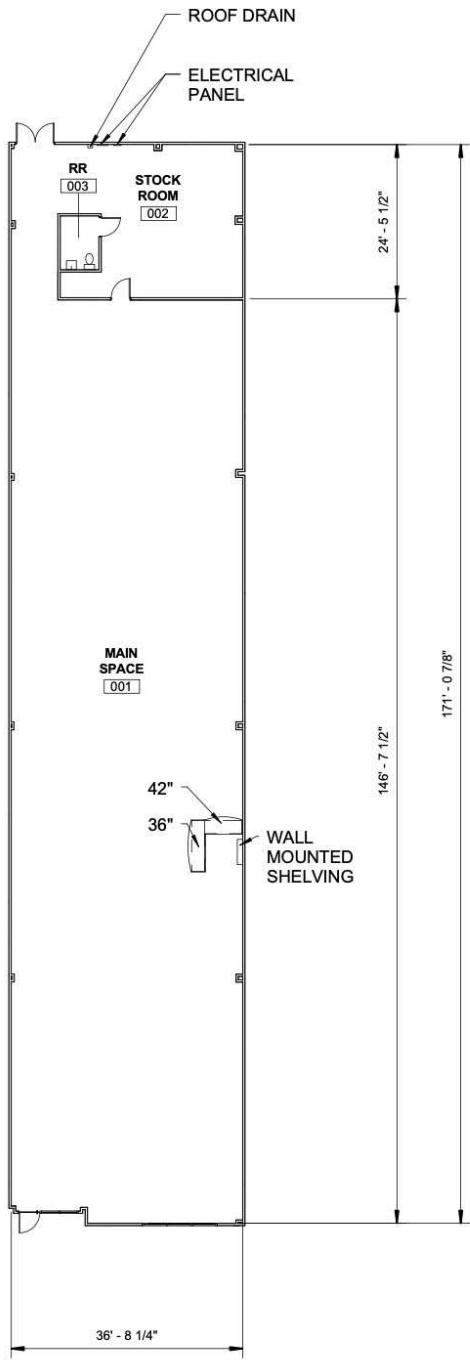
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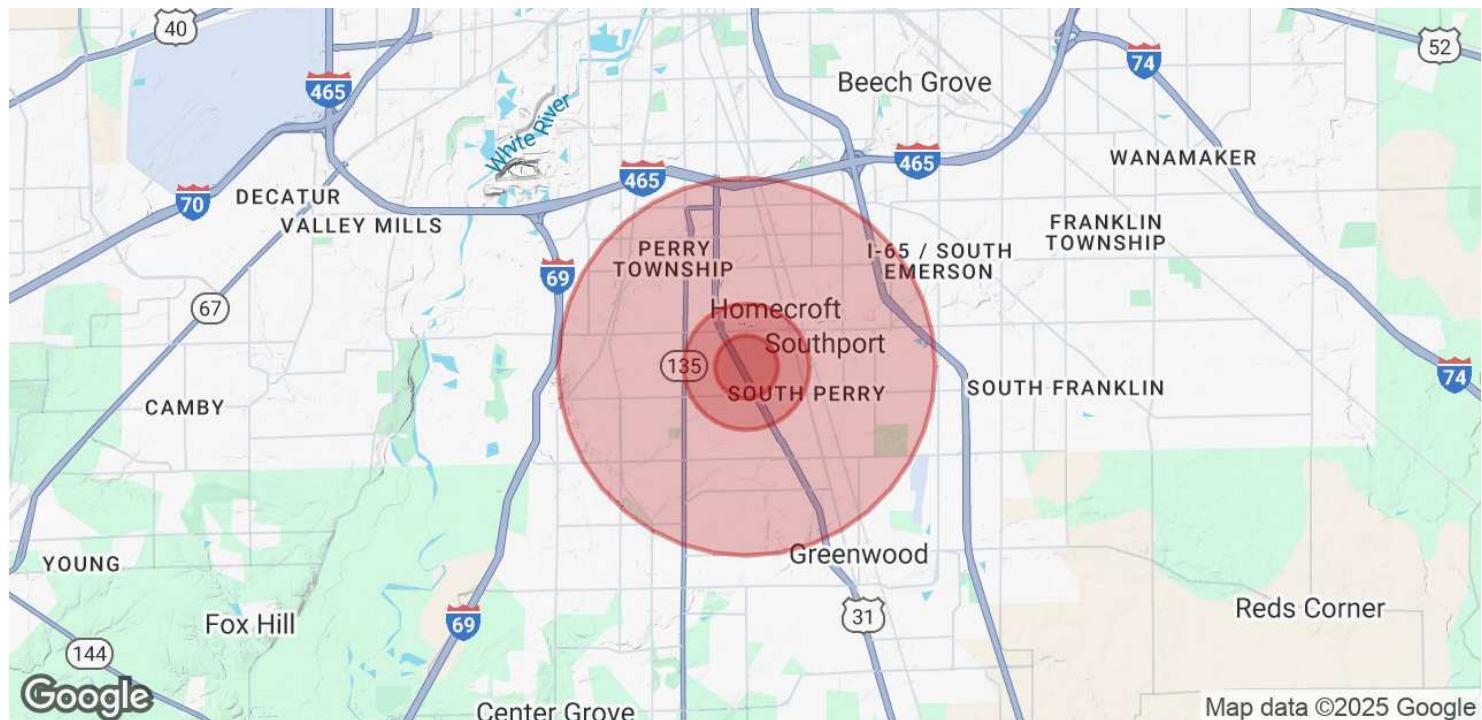
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,420	11,453	93,823
Average Age	37	37	39
Average Age (Male)	36	36	37
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	926	4,503	36,894
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$78,933	\$80,551	\$89,134
Average House Value	\$232,697	\$273,060	\$248,206

Demographics data derived from AlphaMap

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