

Executive Summary



Google Earth

LEASE OVERVIEW

AVAILABLE SF: 1,300 - 2,600 SF

PROPERTY DESCRIPTION

Two retail units available for lease or could be combined into one unit.
4616 - 1,300 SF
4618 - 1,300 SF
NNN

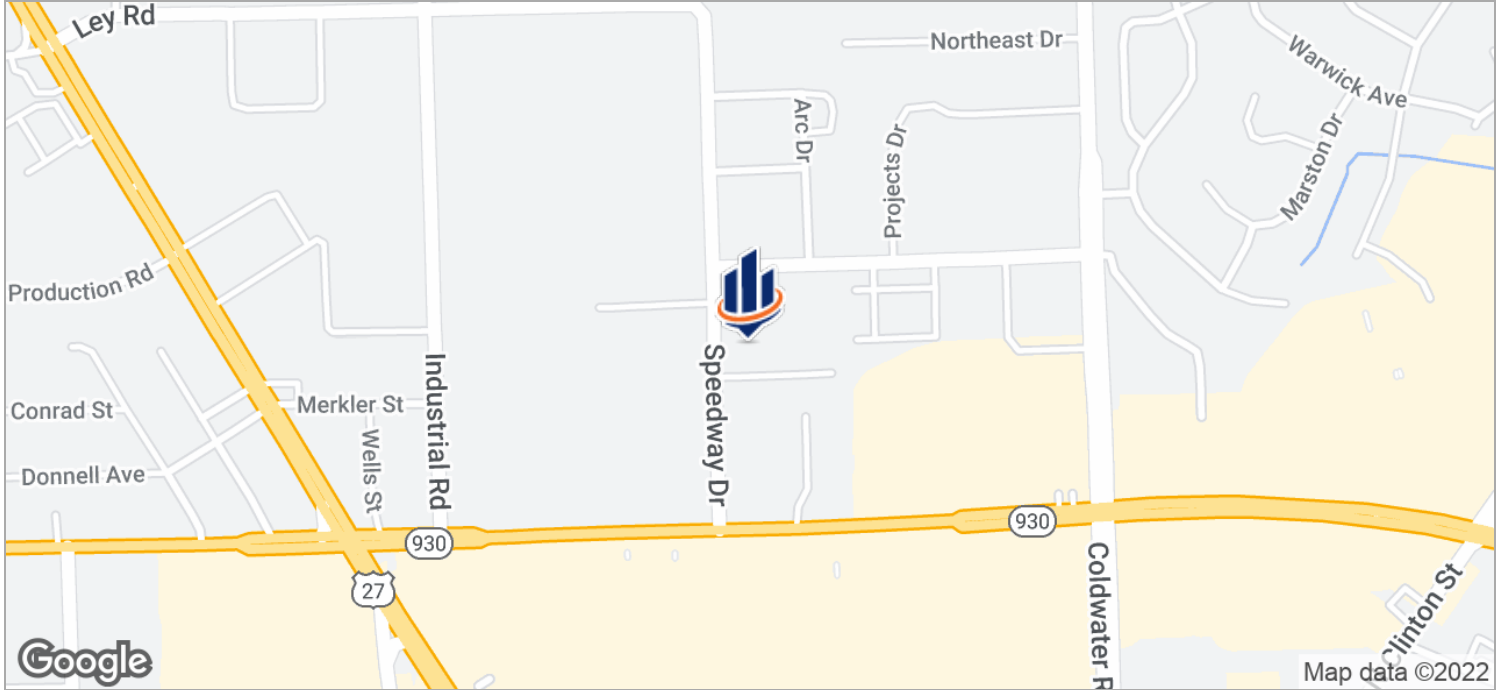
LOCATION OVERVIEW

Retail Center located one block north of Coliseum Blvd and Glenbrook Mall, on Speedway Drive.

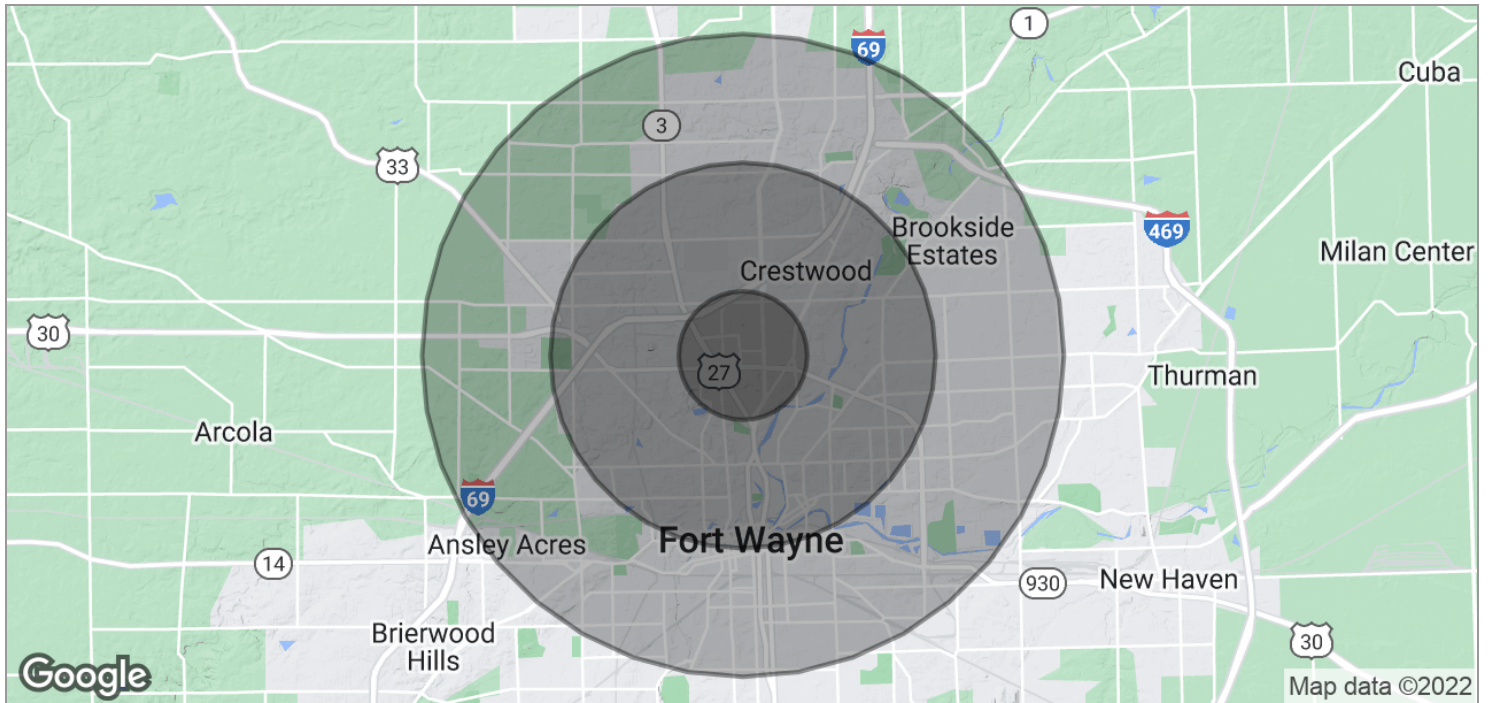
LEASE RATE: \$11.00 SF/Yr (NNN)

ZONING: I-2

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,864	71,944	171,264
MEDIAN AGE	30.0	32.8	33.2
MEDIAN AGE (MALE)	28.6	31.3	32.4
MEDIAN AGE (FEMALE)	30.9	34.2	34.0

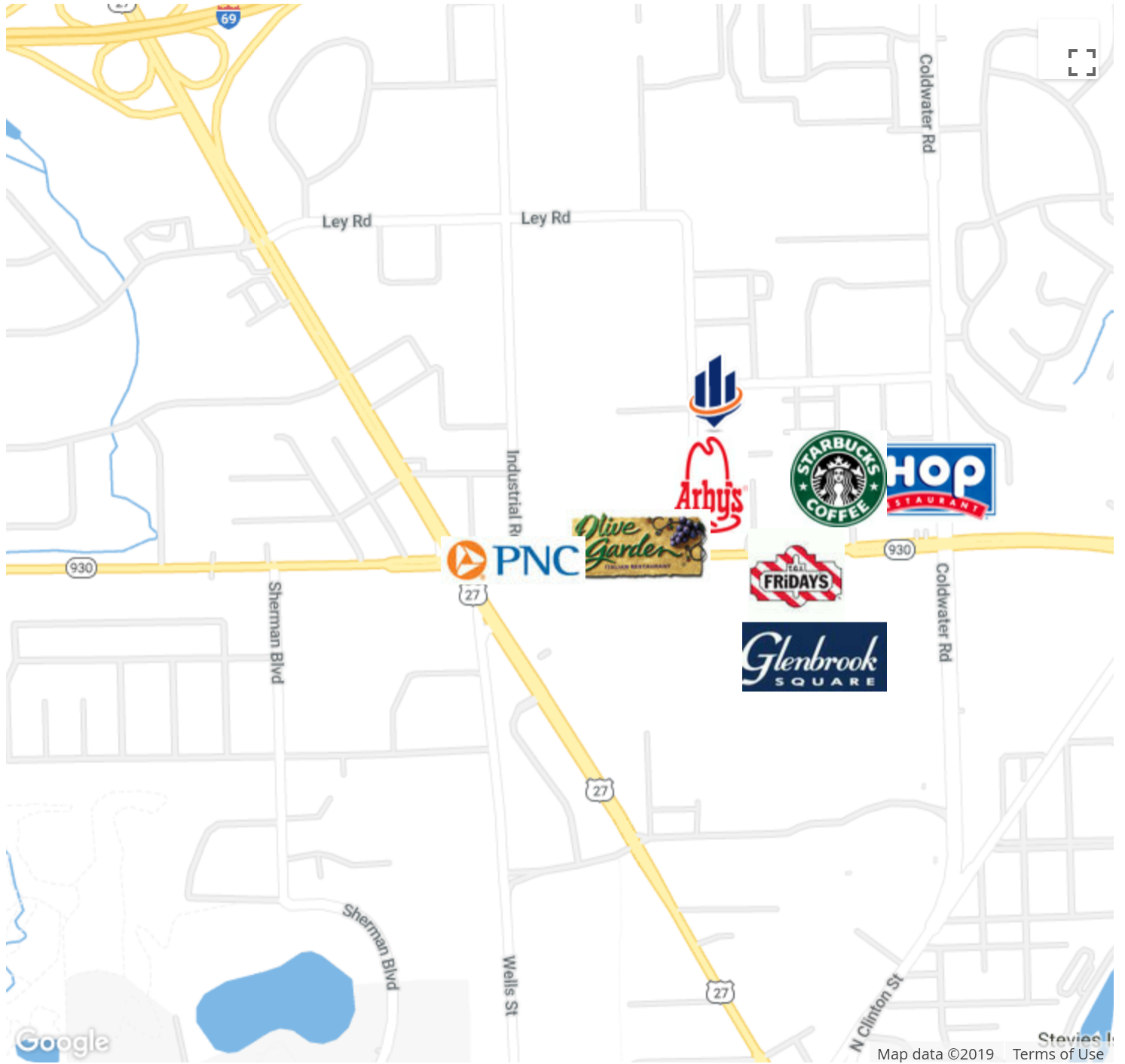
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,489	30,408	70,082
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$44,049	\$46,422	\$49,201
AVERAGE HOUSE VALUE	\$95,726	\$94,141	\$96,437

Available Spaces

Lease Rate: \$11.00 SF/YR (NNN) **Total Space** 1,300 - 2,600 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4616 Speedway Dr	Strip Center	\$11.00 SF/YR	NNN	1,300 - 2,600 SF	36 to 60 months	Excellent frontage on Speedway Dr One block north of Glenbrook mall
4618 Speedway Dr	Strip Center	\$11.00 SF/YR	NNN	1,300 - 2,600 SF	36 to 60 months	Excellent frontage on Speedway Dr One block north of Glenbrook mall

Retailer Map



Advisor Bio & Contact 1



Brandon Downey

Associate Advisor
SVN | Parke Group

Brandon Downey brought his extensive business, property development, commercial construction, brokerage & leasing expertise, and property management experience to the national resources of SVN-Parke Group in June 2013. He has developed over 75 acres of property, and manages over 275,000 square feet of commercial property in Indiana, Michigan, Florida, and Illinois. Brandon has proficiency in negotiating commercial leases, the landlord/tenant relationship, and commercial industrial representation.

His background also includes commercial industrial and retail construction. He has successfully owned and managed several businesses that has served him well in understanding business owners time, effort, and risk as well as their values for strong business relationships. Brandon has a bachelor's degree from Indiana University School of Business and Management Sciences. All of this gives Brandon a well-rounded foundation as a real estate adviser for SVN-Park Group to assist with sales and leasing, site selection, strategies, due diligence, marketing and transactional services.

Brandon is married to Sue Downey and is the proud father of 6 children. Brandon is a member of St. Charles Borromeo Parish where he has coached youth sports on and off for the past 15 years. His passion for youth sports led him to help form Football In Training (FIT Football) in 2010 where he is still a board member. Brandon is also a member of the Mad Anthony's charitable organization and a founding member of the Alliance business group.

In 2015 Brandon was named SVN achiever for his high volume of real estate transactions. He was in the top 10% of real estate advisers nationally out of 1,400 for the SVN International Corp family. In 2016 and in 2017 Brandon was again awarded as an SVN achiever for his high volume of transactions and placed in the top 7.5% of SVN advisers nationally. He was the top SVN agent for Indiana in 2016. In 2017 Brandon was awarded the 2016 Indiana Commercial Real Estate Exchange [ICREX] "Rookie of the Year" award for his high level of transactions closed in 2016

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