

# Felbram Plaza North

3700 S East Street, Indianapolis, IN 46227



## FOR LEASE

### TRAFFIC COUNTS

S East Street - 38,501 ADT

- 3,600 sf available
- 2019 new 6 ton HVAC in excellent condition
- 2026 a new 6 ton unit will be installed on other half
- Outlot Available
- Easy access to U.S. 31 East Street with high daily traffic
- Anchored by Shoppers World
- Join Shoppers World, Dollar Tree, MCL and Dollar General
- High daytime population

### CONTACT

McCrea Property Group  
for more details  
317.663.8446

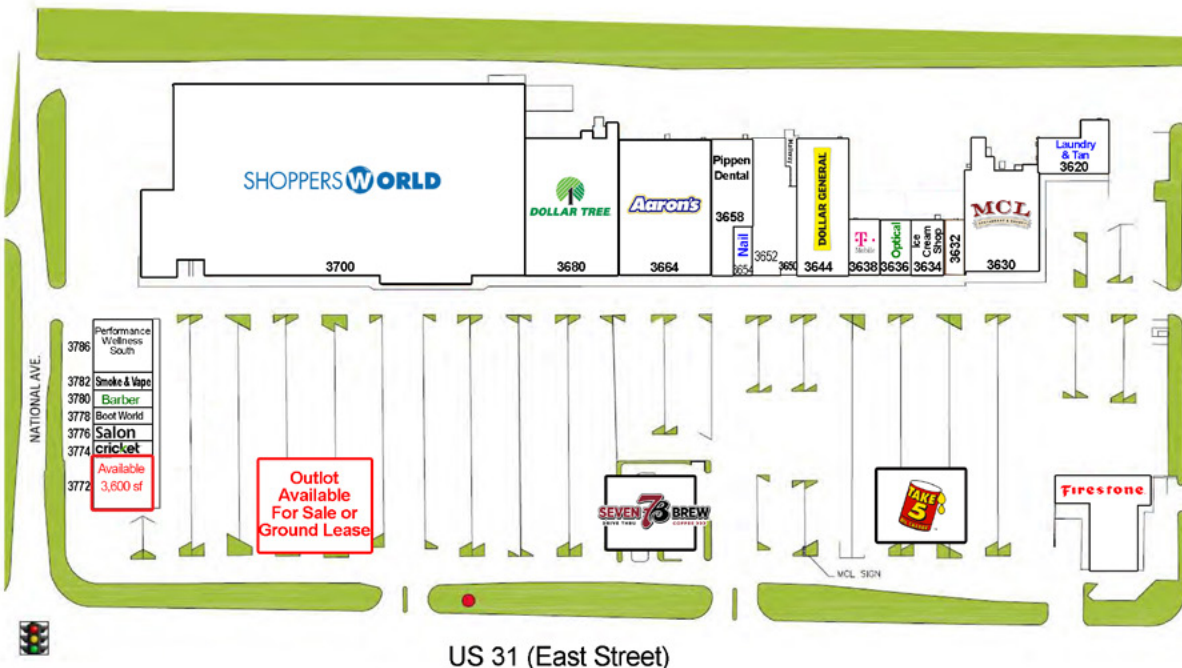
### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	11,276	\$71,638	4,129	2,654
3 Mile	71,457	\$79,833	28,243	21,205
5 Mile	225,891	\$87,877	92,865	157,696



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Suite	Tenant	SF
3772	Available	3,600
3774	Cricket Wireless	1,200
3776	Sii Salon	1,200
3778	Boot World	1,200
3780	123 Barber Shop	1,200
3782	King Smoke & Vape	1,100
3786	Performance Wellness	2,800
3700	Shoppers World	85,109
3680	Dollar Tree	17,089
3664	Aaron's	12,321
3658	Pippen Dental	7,020
3654	Royal Nails	1,116
3652	California Supermercado	5,608
3650	California Supermercado	4,892
3644	Dollar General	9,000
3638	T-Mobile	2,240
3636	Dr. Tavel Optometry	2,243
3634	Ice Cream Shop	2,460
3632	Int'l Jewelry & Repair	1,340
3630	MCL Restaurant	9,462
3620	Laundry/Tanning	3,240
3506	Firestone Tire	7,159