



# 6750 Shelbyville Rd. Indianapolis, IN 46237



## Property Description

7,600 SF of Retail Space Available located along the main corridor of Franklin Township on Southport Road. Drive-thru available with ample parking and indoor/outdoor patio seating. Space is directly next to Walgreens and Ace Hardware. Minutes from I-65 and major restaurants and national retailers including: Target, Starbucks, Chick-fil-a, Meijer, Crew Carwash, Kroger, Panera, and Kohl's.

## Highlights:

Strong Demographics with High Average Household Income  
Close accessibility to I-65  
Close proximity to Kroger/Retail development in Franklin Township

## OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	7,600 SF
Lot Size:	1.13 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,697	20,851	57,898
Total Population	7,889	56,182	150,830
Average HH Income	\$143,626	\$120,808	\$100,036







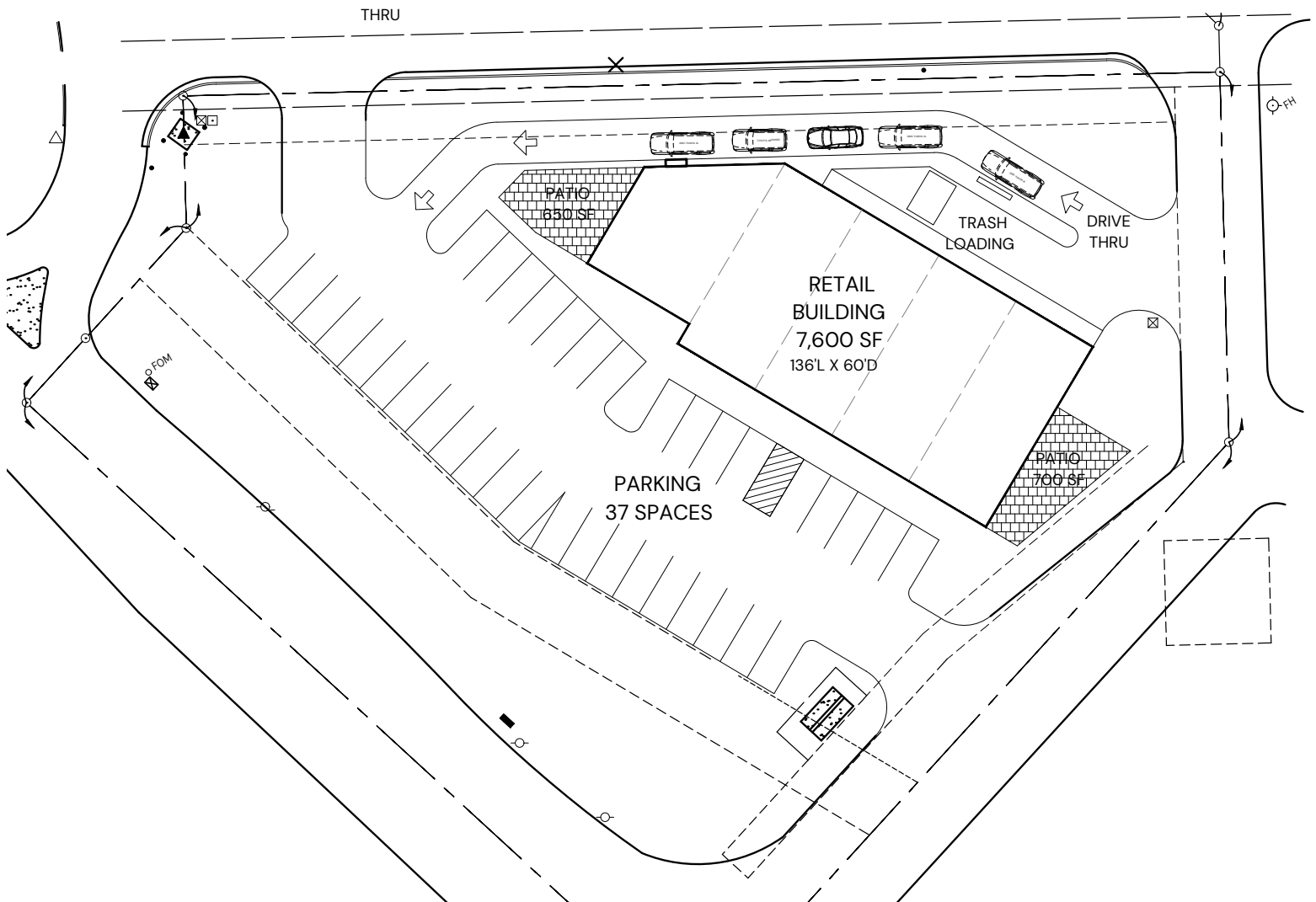
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## Conceptual Site Plan







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## Area Retailers



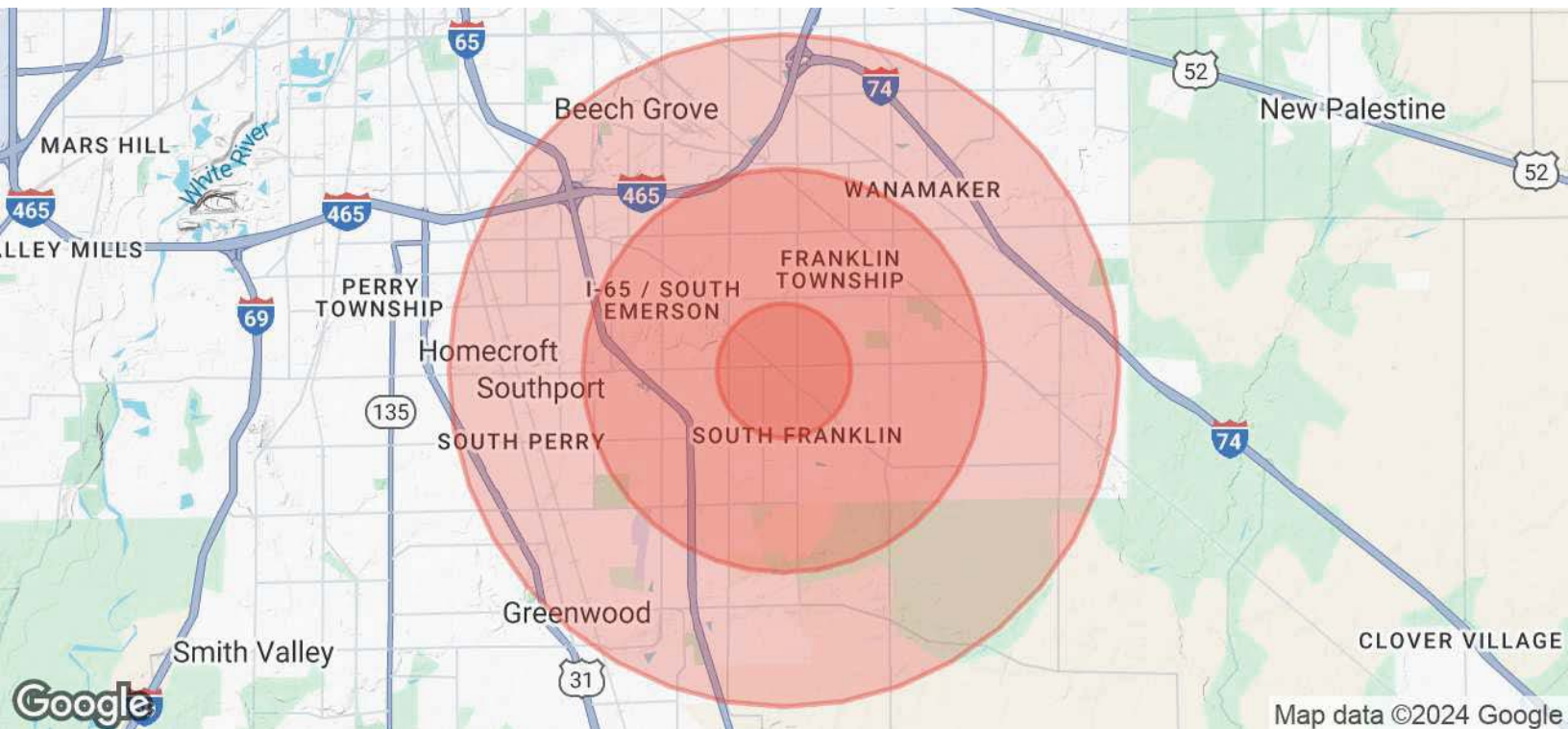




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### Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,889	56,182	150,830
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,697	20,851	57,898
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$143,626	\$120,808	\$100,036
Average House Value	\$340,141	\$304,533	\$269,781

Demographics data derived from AlphaMap

