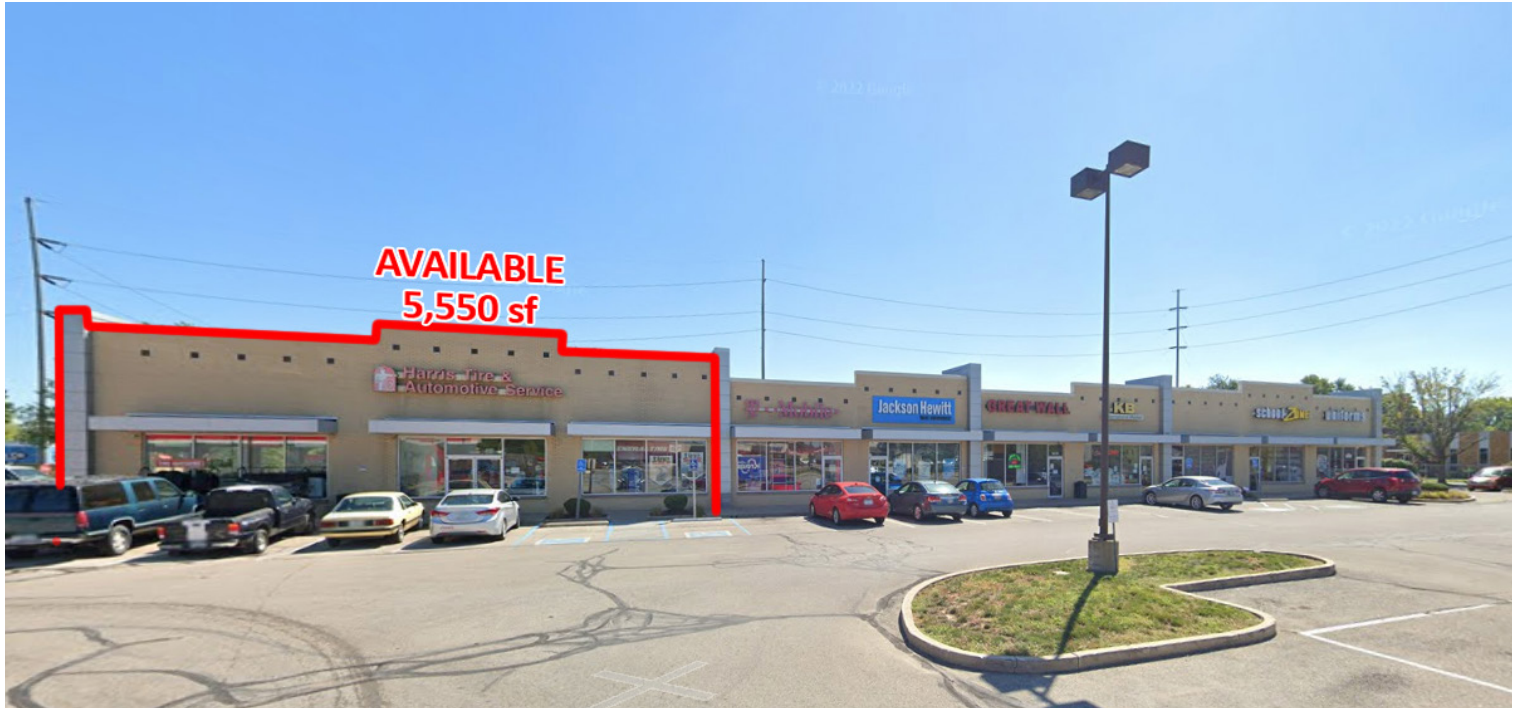


The Shoppes at 54th Street

5405 N Keystone, Indianapolis, IN 46220



FOR LEASE - Tire & Auto Repair Shop

TRAFFIC COUNTS

Keystone Ave - 51,480 ADT
54th Street - 12,265 ADT

CONTACT

Keith Fried

kfried@mccreapg.com

Jason Fried

jfried@mccreapg.com

- **5,550 sf available**
- 4 Bays with lifts, all other equipment can be made available for purchase
- Other office or retail uses are welcome
- Pylon signage available
- Located across the street from the +/- 200,000 sf Meijer
- Very dense neighborhoods surround - close to Meridian Kessler and Butler University
- Tremendous visibility to Keystone Avenue

MARKET DEMOGRAPHICS

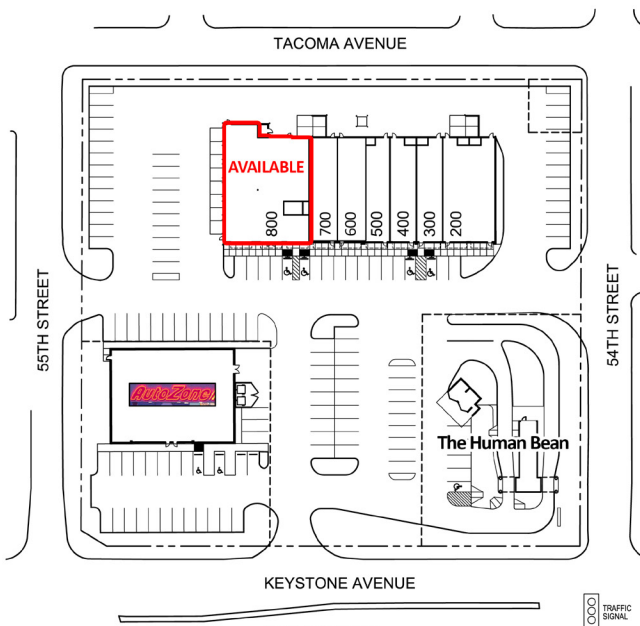
Radius	Population	Income	Households	Daytime Pop
1 Mile	12,119	\$94,597	6,094	6,483
3 Mile	92,377	\$111,661	41,264	32,312
5 Mile	225,093	\$100,940	98,944	126,928

The Shoppes at 54th Street

5405 N Keystone, Indianapolis, IN 46220



- CITITRENDS
- DOLLAR TREE
- Rainbow
- H&R BLOCK
- planet fitness



Suite	Tenant	SF
200	School Zone	3,220
300	School Zone	1,600
400	KB Intr's Grocery	1,600
500	Chinese Restaurant	1,600
600	Jackson Hewitt	1,600
700	T-Mobile	1,600
800	Available	5,550

