

RETAIL PROPERTY FOR LEASE

# 1700 East 86th Street

Indianapolis, IN 46240

**COOMBES**  
REAL ESTATE



## PROPERTY DESCRIPTION

Northview Mall at 1700 E. 86th Street presents a rare leasing opportunity in the heart of Nora, one of Indianapolis's most desirable and high-traffic retail corridors. This space offers immediate 86th Street access, a proven open-air neighborhood center environment, and access to one of the strongest consumer demographics on the city's north side.

## PROPERTY HIGHLIGHTS

- New ownership revamping the shopping experience.
- Various suite sizes and layouts can be available.
- Ample parking on-site surrounding the property.
- Prominent signage available at several locations.
- Strong co-tenants and tenant usage mix.
- High traffic on 86th Street with approx 20,000 VPD.
- Signaled intersection at entrance of property.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	800 - 6,819 SF
Building Size:	48,028 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,775	27,824	84,312
Total Population	7,125	58,669	184,820
Average HH Income	\$88,393	\$130,608	\$124,168

**Robert Coombes**

(765)-760-3189

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612 N Park Avenue, Indianapolis, IN 46204

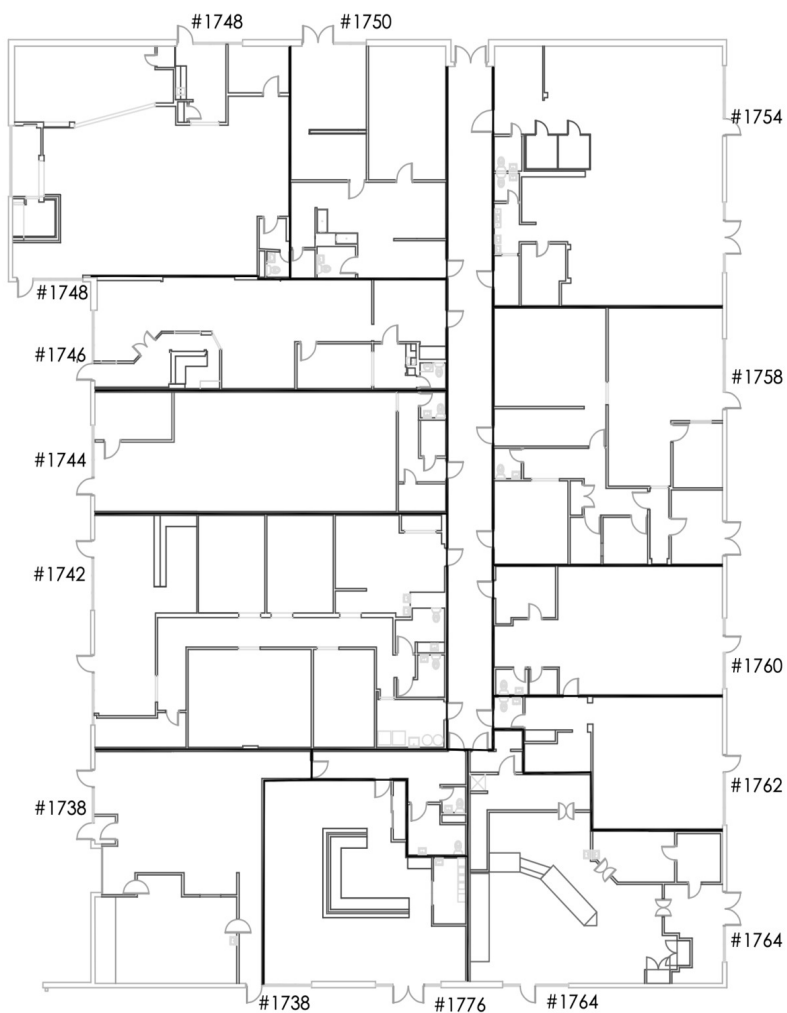
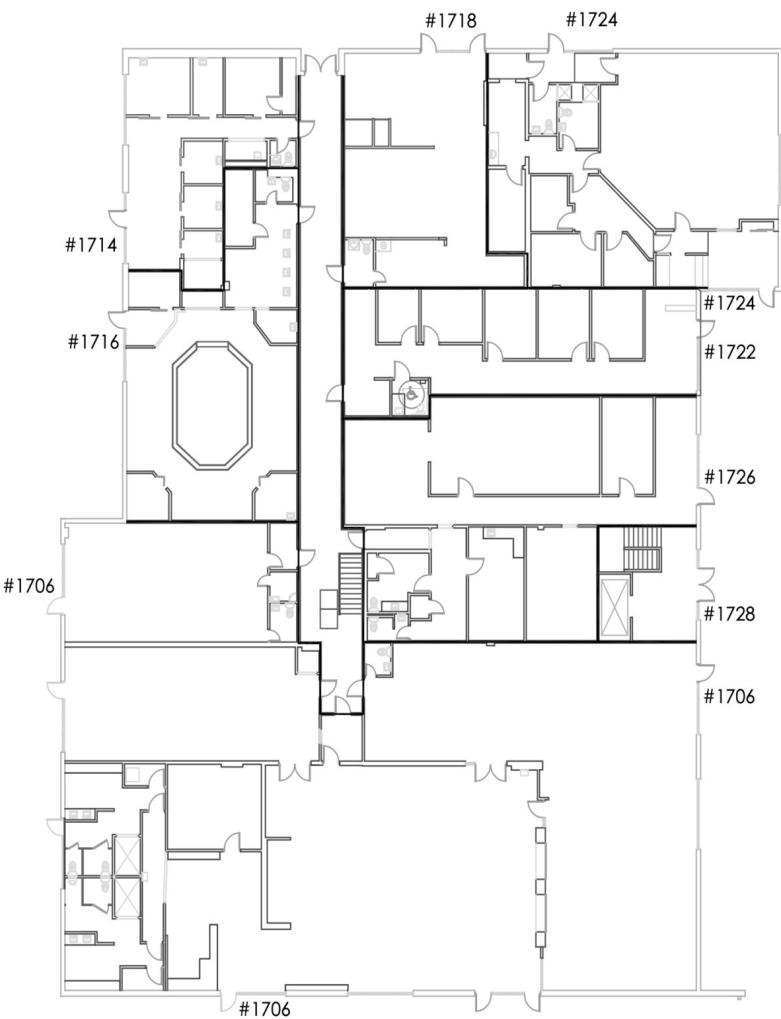
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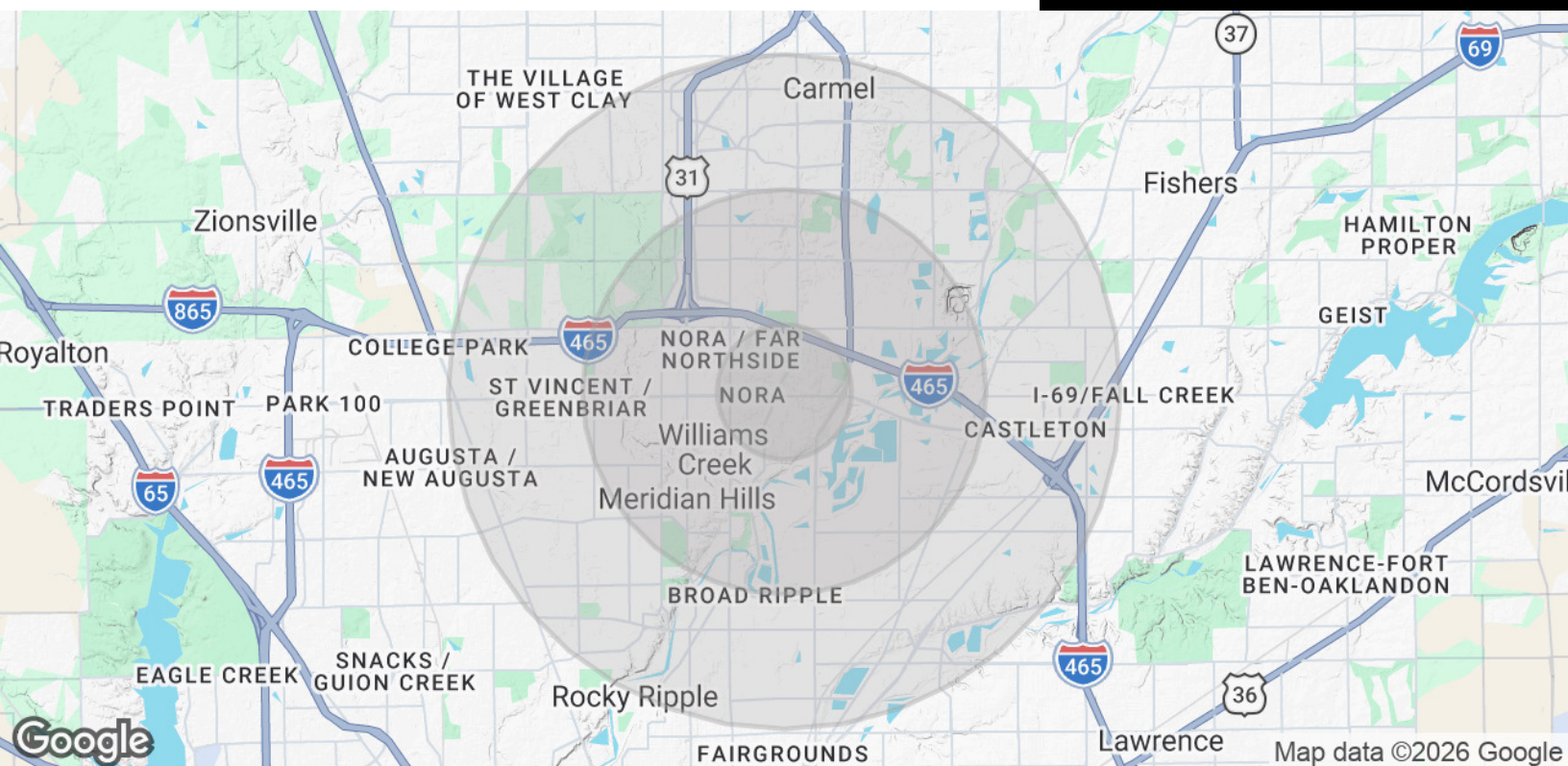
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,125	58,669	184,820
Average Age	40.2	41.4	38.8
Average Age (Male)	40.4	40.1	37.4
Average Age (Female)	39.8	42.2	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,775	27,824	84,312
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$88,393	\$130,608	\$124,168
Average House Value	\$337,864	\$416,532	\$390,797
TRAFFIC COUNTS			
86th Street and Cholla Road	19,268/day		

2023 American Community Survey (ACS)

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