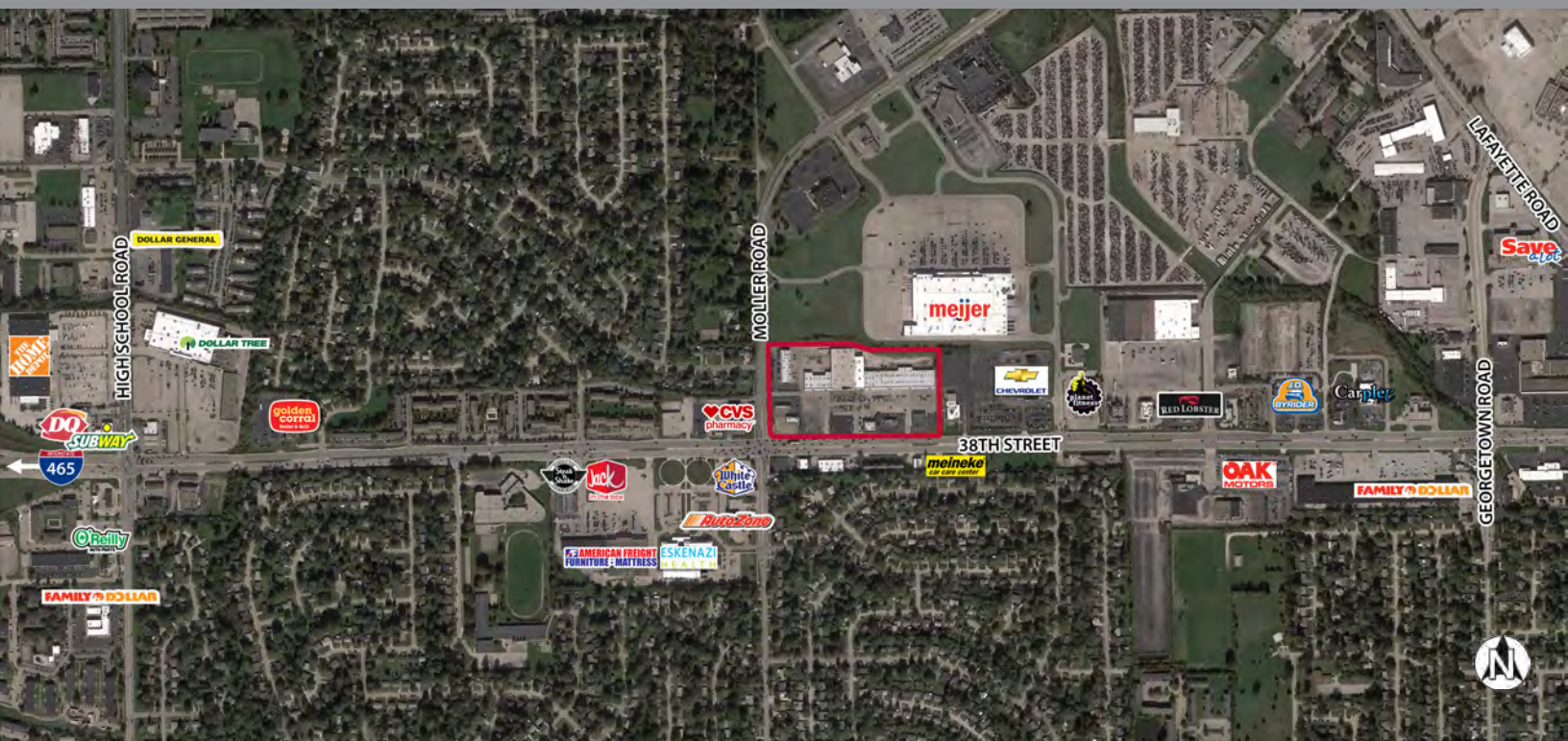


Honey Creek Plaza

3835-3853 Moller Rd.
5320-5418 W. 38th St.
Indianapolis, IN 46254
Marion County



key features

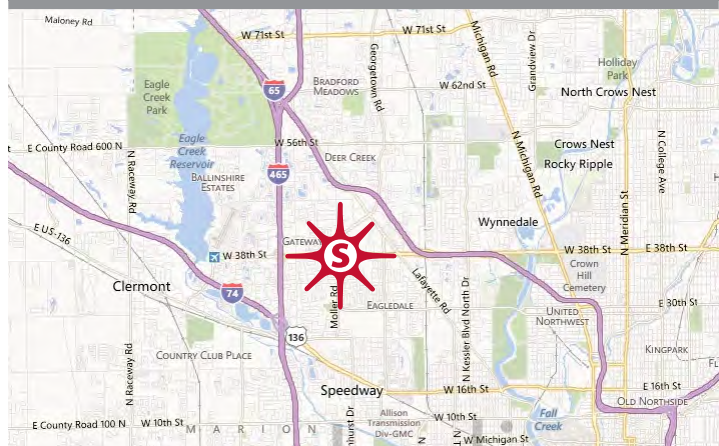
- densely populated, internationally diverse area
- located minutes from I-65 and I-465
- outlot available for ground lease
- former restaurant space available
- daily traffic counts: 20,920 on 38th Street and 19,697 on Moller Road

demographics

	1 mile	3 miles	5 miles
population	16,800	106,753	229,583
households	5,830	43,591	90,512
avg. household income	\$74,491	\$78,586	\$84,894
daytime population	8,751	57,912	157,300

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 3,500-8,000 sf
outlot for ground lease ±0.42 ac



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3835-3853 moller rd.

UNIT	TENANT	DIMS.	S.F.
3835	WORLD FINANCE COMPANY	38 x 50	1,900
3839	HAVANA CAFE	24 x 50	1,200
3841	FLORY BEAUTY SALON	20 x 50	1,000
3843	INDIANA HEARING AID	20 x 50	1,000
3845	TWIN WIRELESS	20 x 50	1,000
3847	ZEBONE JEWELRY	20 x 50	1,000
3849	DOMINO'S PIZZA	40 x 50	2,000
3853	BEAUTIFUL AFRICAN HAIR BRAIDING	20 x 50	1,000

5320-5418 w. 38th st.

UNIT	TENANT	DIMS.	S.F.
5320	TASTY BAKERY CHICKS AND FISH	20.7 x 100	2,067
5322	ACCESS INSURANCE	20 x 100	2,000
5326	LA POTOSINA MEXICAN SUPERMKT	40 x 100	4,000
5328	BEAUTY EXTREMA BARBERIA Y SALON	20 x 100	2,000
5330	AVAILABLE	35 x 100	3,500
5332	AVAILABLE	64.8 x 123.5	8,000
5342	AFRICAN CARIBBEAN FOODS	22.7 x 123.5	2,800
5344	PUNTA CANA BARBER SHOP	20 x 100	2,000
5346	ALEX MENDOZA LAW	15.3 x 100	1,530
5348	PASTELERIA GRESIL	20 x 100	2,000
5352	ABYSSINIA RESTAURANT	35 x 100	3,500
5354	EL SOL AZTECA RESTAURANT	30 x 100	3,000
5356	MACHU PICCHU RESTAURANT	32 x 100	3,200
5360	SNIPES	63.7 x 100	6,370
5390	PAGODA GRILL AND BUFFET	81 x 194 IRR	15,908
5402	BULLDOG LIQUIDATORS	148 x 244 IRR	31,112
5406	AMERICA'S BEST EYEGLASSES	35 x 100	3,500
5408	METRO BY T-MOBILE	20 x 80	1,600
5410	DIAMOND NAILS	40 x 80	3,200
5414	A&L MULTISERVICIOS	20 x 80	1,600
5416	SURESTAFF	25 x 100	2,500
5418	KOUZEN ZAKA HAITIAN SHOP	25 x 100	2,500

outlots

UNIT	TENANT	DIMS.	SIZE
5380	OUTLOT FOR GROUND LEASE		±0.42 AC
5436	OLD NATIONAL BANK	52 x 82 IRR	3,546 SF



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