

**PEACOCK**  
**COMPANIES**  
commercial real estate

# FOR LEASE

## SYLVAN RIDGE CENTER

### 1,500± SF TOTAL INLINE RETAIL SPACE

Marion County | NWC of Allisonville Rd & 62<sup>nd</sup> Street

6238 Allisonville Road | Indianapolis, IN 46220

**FACADE RENOVATION COMPLETE**

1,500± SF INLINE RETAIL AVAILABLE IN ACE HARDWARE ANCHORED CENTER



EXCELLENT LOCATION ON HARD CORNER OF 62<sup>ND</sup> STREET & ALLISONVILLE ROAD



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## PROPERTY FEATURES:

- **FOR LEASE: 1,500± SF retail inline space available in Sylvan Ridge neighborhood center**
- Center tenants include: Great Lakes Ace Hardware, Dog Fight Fitness, Dollar General, Taylor's Bakery, State Farm Insurance, Classic Cleaners, Huntington Bank, & Lee's Barber Shop, Centier Bank, and Seasonal Farmer's Market
- Great opportunity for retailers, medical/service professionals and other services
- Center facade has recently been renovated.
- Pylon signage available
- Generous parking
- Great visibility on heavily traveled NWC at the intersection of E 62<sup>nd</sup> Street and Allisonville Road
- Just west of Eastwood Middle School and across the street Big Lots anchored Windermere Center
- Located on NWC of E 62<sup>nd</sup> Street & Allisonville Road with strong traffic counts and access from both roads
- Excellent opportunity to become part of the community located on a busy established major trade corridor on Indy's northeast side
- Location is just east of Broad Ripple approximately midway between Keystone Ave and Binford Blvd.
- Close proximity to interstate systems in the northeast quadrant of Indianapolis in Marion County

Total GLA: 59,032± SF  
(not including  
Site: 7.67± Acres



DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	6,869	73,891	207,464
	HOUSEHOLDS	3,162	38,074	103,801
	AVG. HH INCOME	\$94,476	\$90,505	\$81,819

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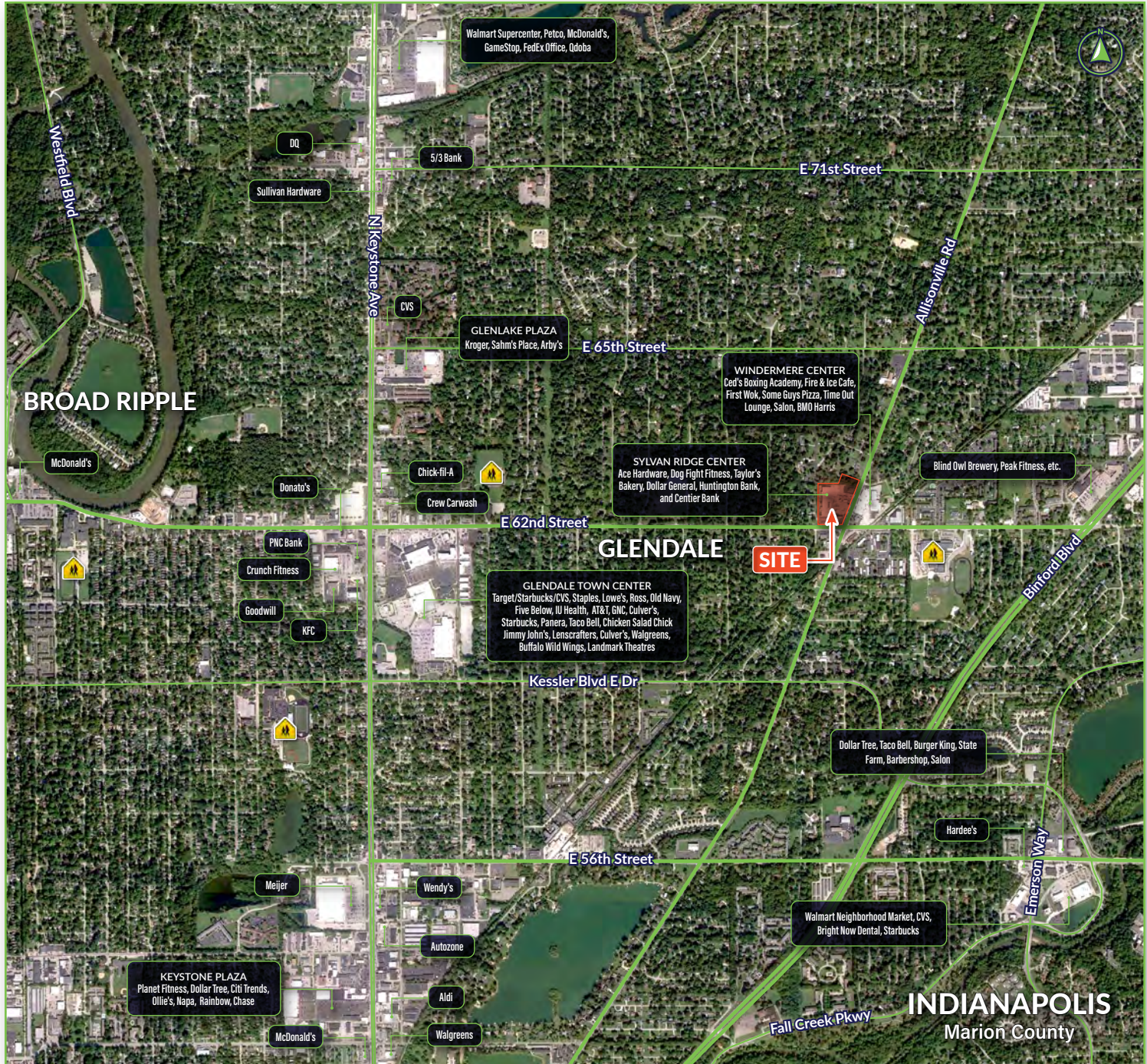
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## TRADE AERIAL:



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