

## Conceptual Rendering



### Property Description

High-traffic retail and restaurant corridor. The aerial reflects the retail and entertainment density of the trade area. Full-service restaurants located on 86th Street include Bravo, On The Border, Outback Steakhouse, Buca di Beppo, The Melting Pot, Buffalo Wild Wings, Ale Emporium, and Sapporo Japanese Steakhouse.

- Fronts 86th Street with ample parking.
- The site is easily accessible from I-465 and Indianapolis' most affluent suburbs Carmel, Fishers, and Noblesville.
- Excellent and consistent daytime traffic and daytime population throughout the week and weekends.
- Cross Access Parking
- Drive-Thru Opportunity

### OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	Contact Broker
Building Size:	3,200 SF
Available SF:	3,200 SF
Acreage:	.28AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,611	28,315	81,162
Total Population	7,857	55,958	172,472
Average HH Income	\$65,682	\$84,623	\$93,484

### Video Drone Tour of the Property and Surrounding Area

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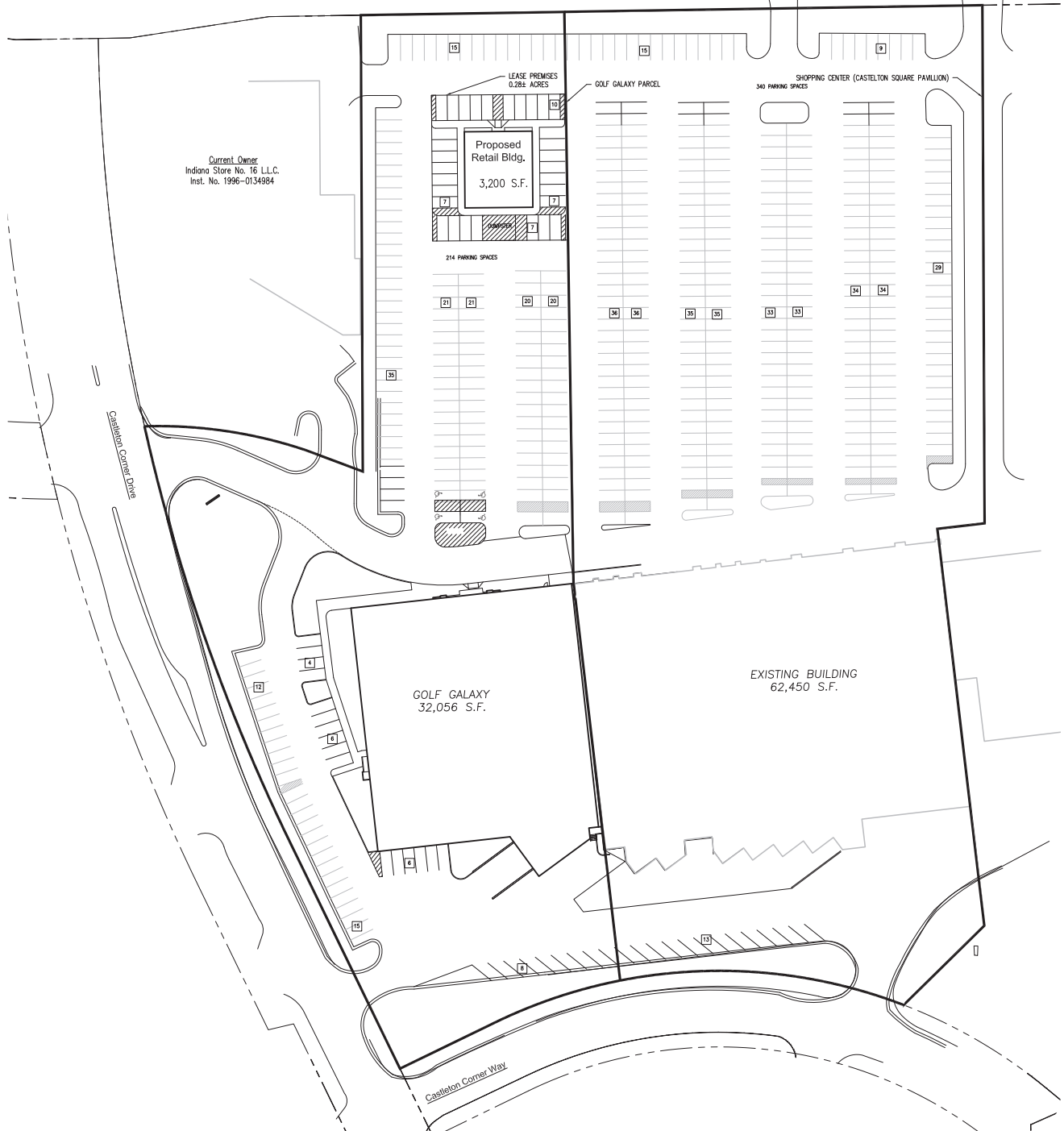


# 5641 E. 86th St

Indianapolis, IN 46250  
For Lease/For Sale/Ground Lease

E 86TH ST

## Proposed Site Plan

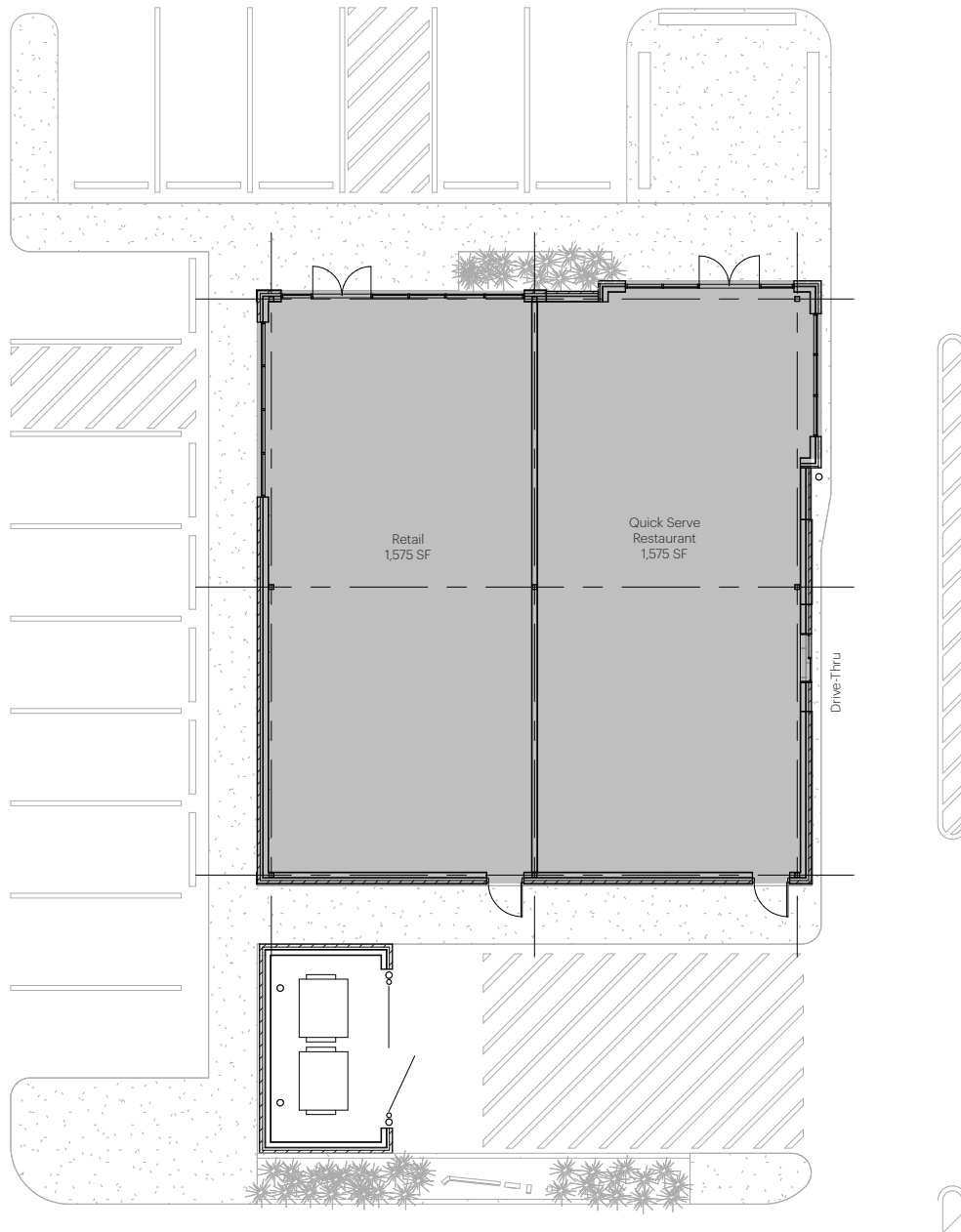


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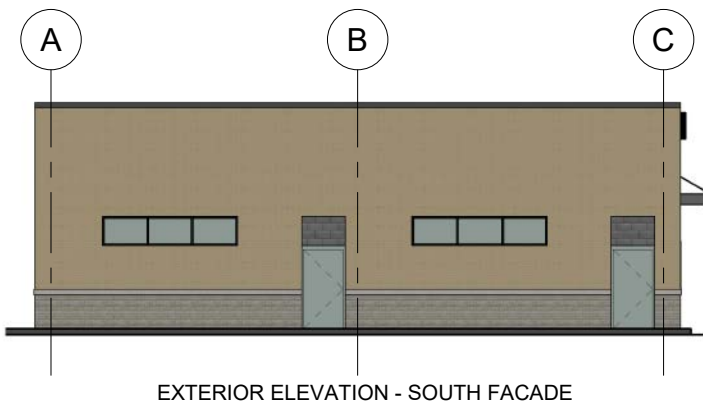
## Proposed Site Plan



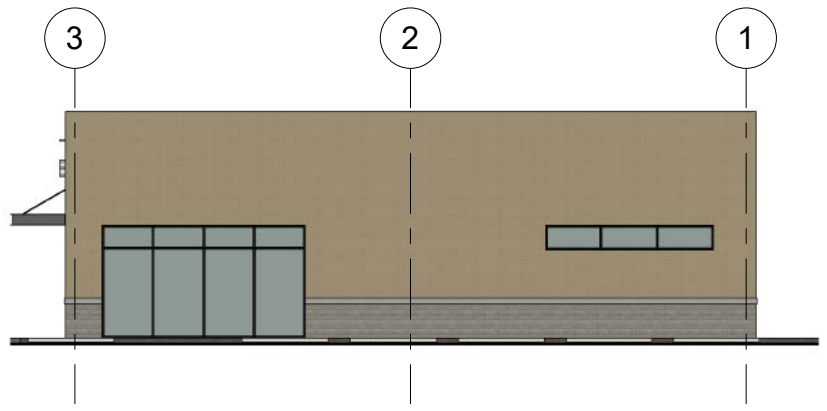
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Proposed Site Plan



EXTERIOR ELEVATION - SOUTH FACADE



BUILDING ELEVATION - WEST FACADE



EXTERIOR ELEVATION - NORTH FACADE



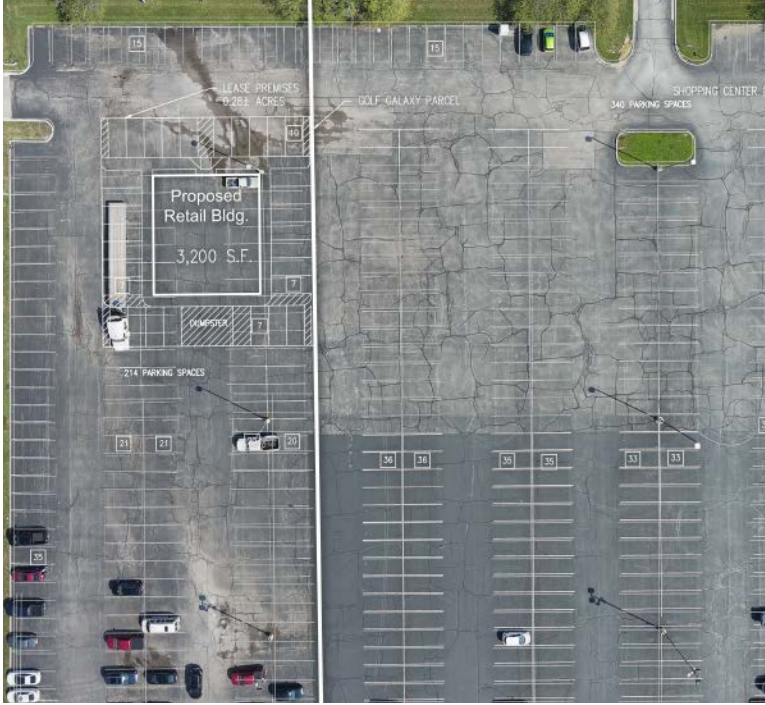
EXTERIOR ELEVATION - EAST ELEVATION





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Surrounding Businesses



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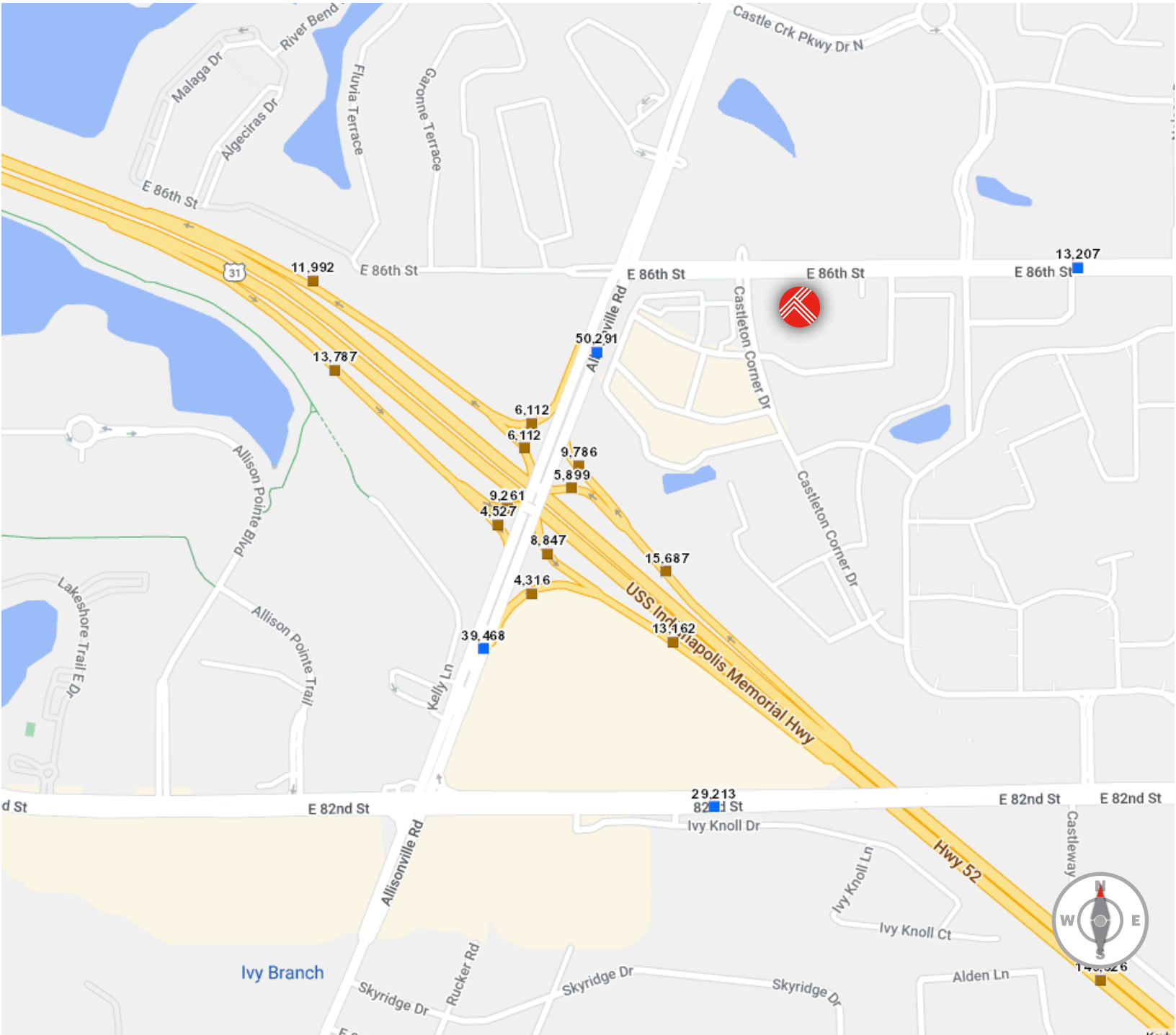




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## Traffic Counts



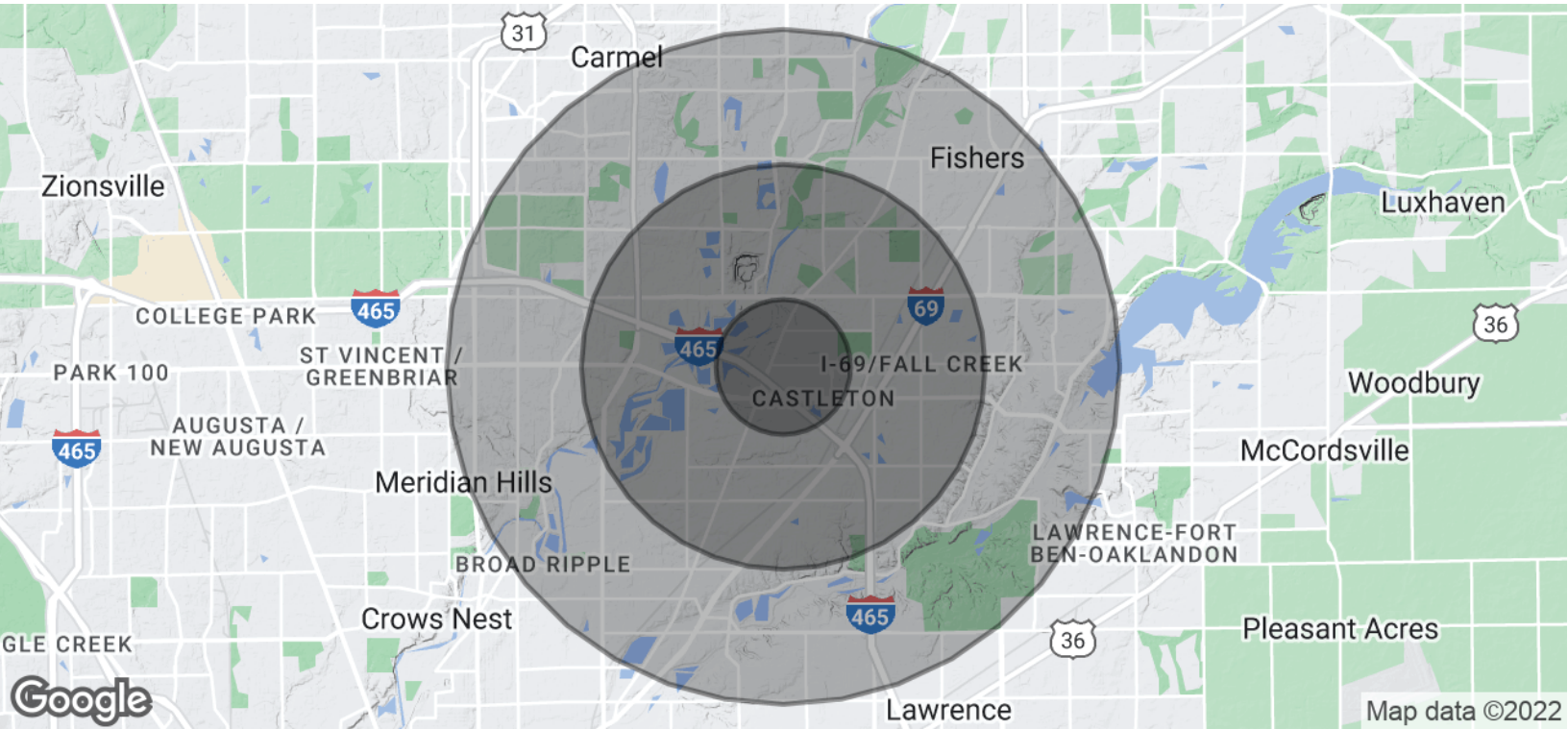
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## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,857	55,958	172,472
Average Age	36.6	40.9	40.1
Average Age (Male)	35.5	39.4	39.1
Average Age (Female)	38.8	42.2	41.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,611	28,315	81,162
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$65,682	\$84,623	\$93,484
Average House Value	\$92,976	\$189,506	\$224,357

\* Demographic data derived from 2020 ACS - US Census

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