

# North Willow Commons

*Indianapolis, Indiana*

## PROPERTY HIGHLIGHTS

- North Willow Commons is located at the intersection of W. 86th Street and Ditch Road.
- The center is surrounded by high-end residential neighborhoods as well as diverse commercial developments, office, retail, restaurants, and one of Indianapolis' largest hospitals, St. Vincent.
- Signalized entrance.
- Highly visible corner position.
- Located in the heart of Indianapolis' busy and affluent north side.
- GLA: 103,934
- MSA: Indianapolis, IN
- Key Tenants are Applebee's, Original Pancake House, American Mattress, Puccini's, Kirles Jewelers, and Verizon.

## LEASING CONTACT:

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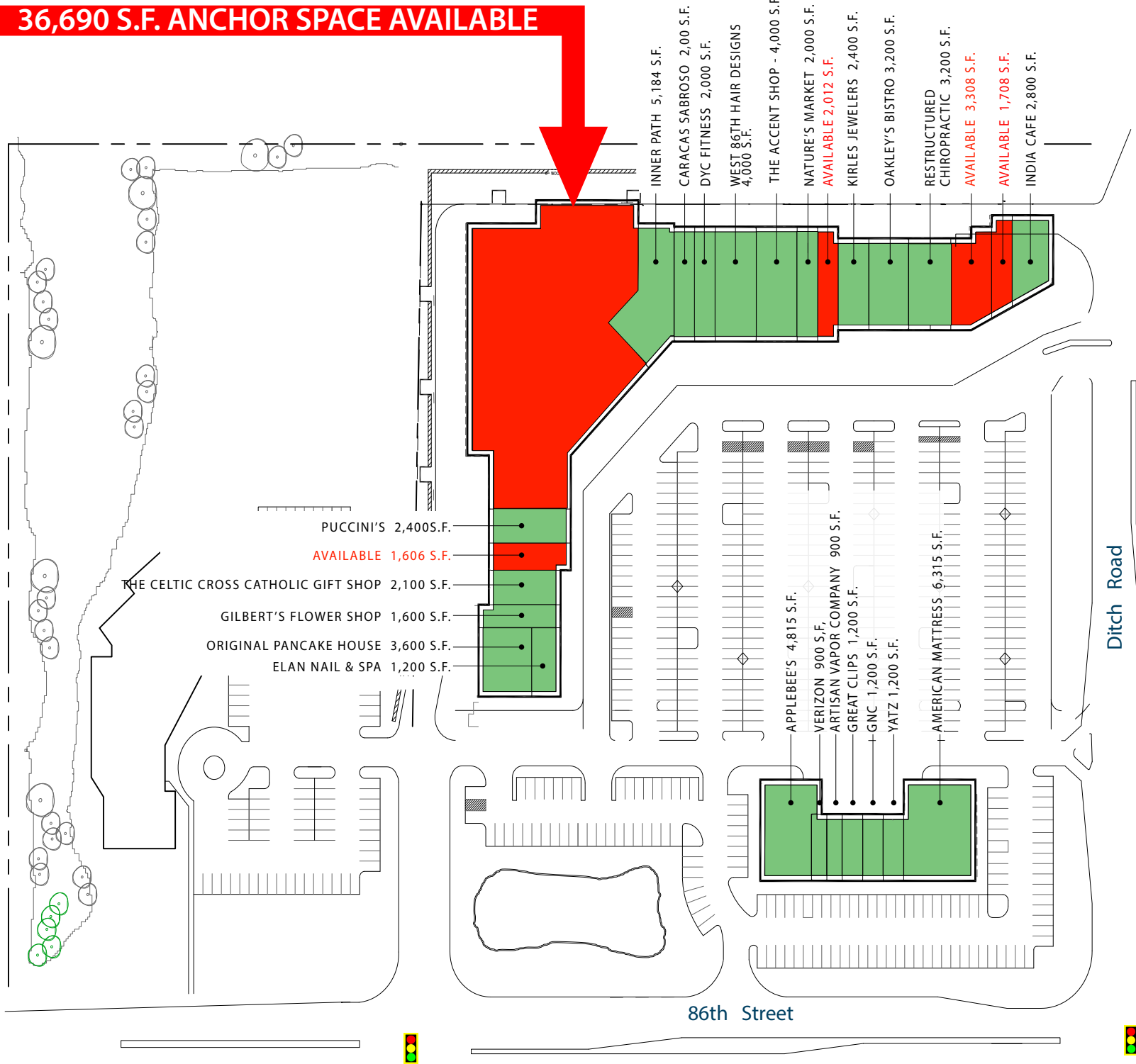
317.237.2900 Office  
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Indianapolis, Indiana

**36,690 S.F. ANCHOR SPACE AVAILABLE**



SITE DATA	
TOTAL BUILDING AREA	
TOTAL BUILDING AREA	103,934 S.F.
PARKING SPACES	
TOTAL PARKING (ORIGINAL CONST)	505 SPACES
SPACES PROVIDED (FRONT)	475 SPACES
SPACES PROVIDED (REAR)	38 SPACES

**DISCLAIMER**

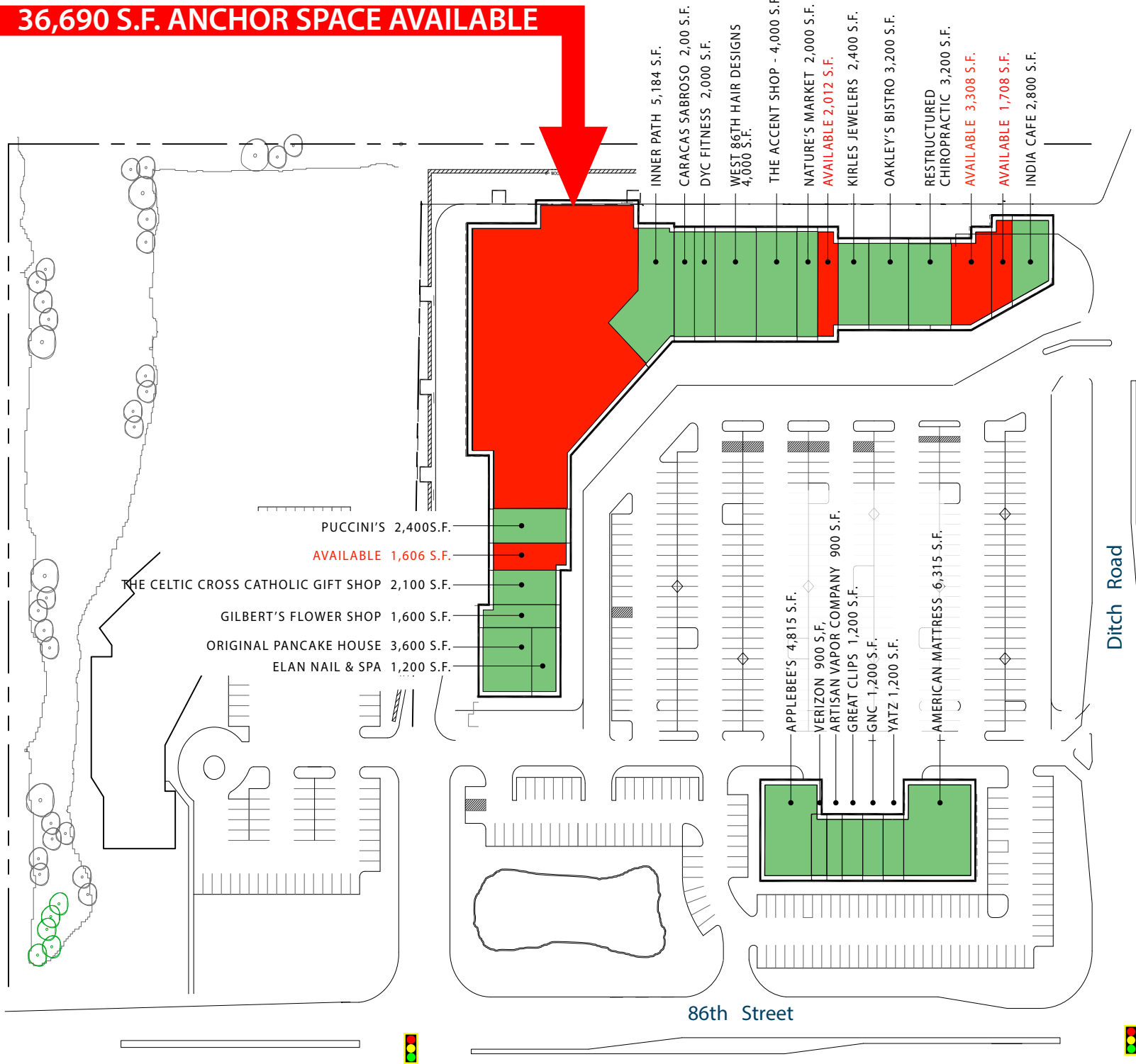
THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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- INNER PATH 5,184 S.F.
- CARACAS SABROSO 2,00 S.F.
- DYC FITNESS 2,000 S.F.
- WEST 86TH HAIR DESIGNS 4,000 S.F.
- THE ACCENT SHOP - 4,000 S.F.
- NATURE'S MARKET 2,000 S.F.
- AVAILABLE 2,012 S.F.
- KIRLES JEWELERS 2,400 S.F.
- OAKLEY'S BISTRO 3,200 S.F.
- RESTRUCTURED CHIROPRACTIC 3,200 S.F.
- AVAILABLE 3,308 S.F.
- AVAILABLE 1,708 S.F.
- INDIA CAFE 2,800 S.F.

- PUCCHINI'S 2,400S.F.
- AVAILABLE 1,606 S.F.
- THE CELTIC CROSS CATHOLIC GIFT SHOP 2,100 S.F.
- GILBERT'S FLOWER SHOP 1,600 S.F.
- ORIGINAL PANCAKE HOUSE 3,600 S.F.
- ELAN NAIL & SPA 1,200 S.F.

- APPLEBEE'S 4,815 S.F.
- VERIZON 900 S.F.
- ARTISAN VAPOR COMPANY 900 S.F.
- GREAT CLIPS 1,200 S.F.
- GNC 1,200 S.F.
- YATZ 1,200 S.F.
- AMERICAN MATTRESS 6,315 S.F.

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### Demographic and Income Summary

	3 MILES		5 MILES		10 MILES	
	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast
Population	70,344	70,564	171,052	174,145	688,144	705,860
Daytime Population	100,673		268,678		843,219	
Households	31,530	31,744	75,357	77,247	286,783	295,791
Average HH Size	2.20	2.19	2.21	2.20	2.36	2.35
Average HH Income	\$112,506	\$128,926	\$127,650	\$145,186	\$112,355	\$128,381
Median HH Income	\$69,696	\$80,230	\$81,298	\$92,785	\$72,687	\$82,963
Per Capita Income	\$50,788	\$58,415	\$56,280	\$64,427	\$46,919	\$53,894

### Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
31,148	W. 86th Street	Michigan Road	Meridian Street
14,048	Ditch Road	86th Street	84th Street
14,646	Ditch Road	86th Street	I-465

