

Esquire Plaza

8101-8401 Pendleton Pike
Indianapolis, IN 46226
Marion County



key features

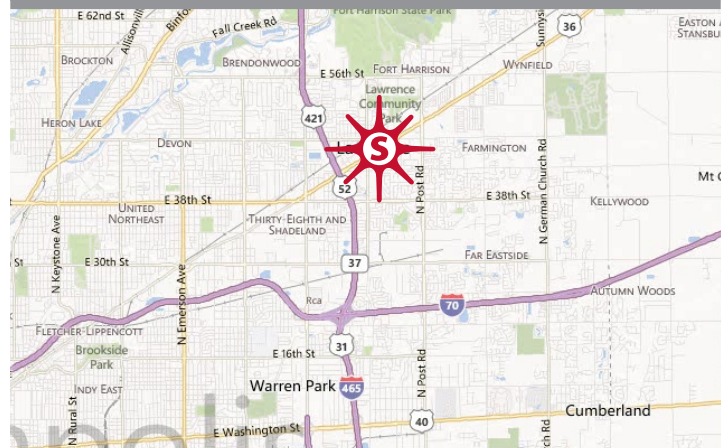
- newly remodeled center with signalized entrance and great visibility and access to main northeast corridor
- great urban retail synergy and high retail sales volumes
- co-tenancy includes Save-A-Lot, Citi Trends, City Gear, Shoppers World, and Aaron's
- outlots available for future development
- daily traffic counts: 43,334 on Pendleton Pike; 14,025 on Franklin Road; and 163,219 on I-465

demographics

	1 mile	3 miles	5 miles
population	15,823	85,129	202,691
households	5,981	33,089	81,124
avg. household income	\$41,480	\$55,337	\$70,795
daytime population	7,745	59,450	145,935

2022 Estimates. Source: Applied Geographic Solutions 6/2022, TIGER Geography

retail space for lease 1,640 – 8,975 sf



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sandor

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UNIT	TENANT	DIMS.	S.F.
8135	AVAILABLE	48 x 115 IRR	5,520
8137	DESTINY DENTAL	28 x 80	2,240
8139	DR. TAVEL	20 x 79	1,580
8141	SANDRA'S HAIR BRAIDING	14.8 x 79	1,176
8143	TERRAMAR RESTAURANT	37.1 x 125	4,641
8145	LEE BEAUTY	69 x 127.8	8,735
8201	CIRCLE CITY PHONE REPAIR	18.3 x 59	1,080
8205	PARADISE FLOWER SHOP	30.2 x 55	1,661
8209	ORIENTAL GROCERY	31.4 x 76.1	2,390
8211	V-TAX SERVICE	14 x 60	840
8213	EYES BY INDIA	12 x 55.2	662
8217	AARON'S	110 x 140	15,400
8237	J'S WINGS & SEAFOOD	19.3 x 64	1,237
8239	ACCEPTANCE INSURANCE	19.8 x 63.8	1,263
8241	CRICKET WIRELESS	21.1 x 77.3	1,622
8245	LA MICHOACANA ICE CREAM & DELI	37 x 61.3	2,269
8249	ACCESS INSURANCE	25 x 75	1,875
8311	SHOPPERS WORLD	230 x 130 IRR	27,000

UNIT	TENANT	DIMS.	S.F.
8101-A1	RAINBOW	63 x 113	7,150
8101-A2	UNAVAILABLE	-	-
8101-B	SAVE-A-LOT	85 x 200	17,000
8101-C	CITY GEAR	50 x 200	10,000
8101-D	CITI TRENDS	65 x 200	13,000
8101-E	AVAILABLE - <i>ENDCAP</i>	85 x 105	8,975
8101-F	UNAVAILABLE	-	-
8255	ART'S SKILLET	37 x 77 IRR	2,326
8345	EL PALMARCITO	90 x 50 IRR	3,520
8347	TRINITY BROTHERS AUTO SERVICE	90 x 120 IRR	7,301
8375A	AVAILABLE - <i>OUTLOT ENDCAP</i>	25 x 65	1,640
8375B	BOOT STAR	36.6 x 65	2,380
8401	HUNTINGTON BANK	40 x 60	2,400

outlots

UNIT	TENANT	SIZE
A	AVAILABLE	±0.75 AC
B	AVAILABLE	±0.75 AC
C	AVAILABLE	±0.75 AC

