

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

# FOR LEASE RETAIL

2,100± SF TOTAL IN KEYSTONE COURT

Marion County | SWC of Keystone Pkwy & E 96th Street  
9450/9520 Haver Way | Indianapolis, IN 46240

**ADJACENT TO NEW MCDONALD'S**

JUST NORTH OF I-465 & KEYSTONE AVENUE EXIT | ADJACENT TO NEW MCDONALD'S



EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR



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# FOR LEASE RETAIL | EXCELLENT LOCATION

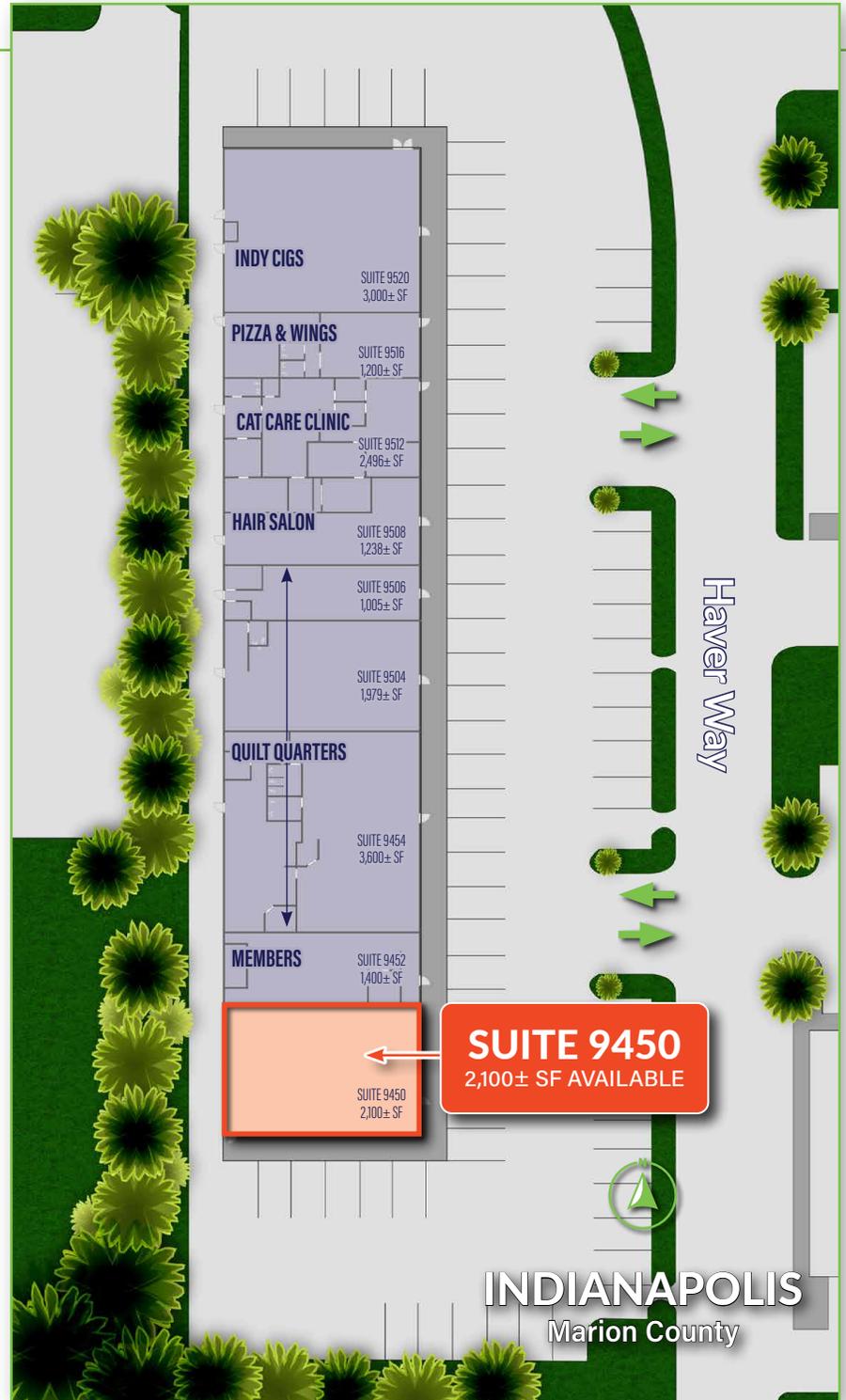
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## PROPERTY FEATURES:

- **FOR LEASE 2,100± SF retail in Keystone Court Shopping Center;** 18,161± SF total in newly renovated shopping center.
- Excellent location on the southwest corner of Keystone Parkway and E. 96th Street on the west side of Haver Way access road.
- Excellent opportunity to become a part of the community located on a busy established major north-south trade corridor.
- Great location for community services and retailers, local restaurateurs and more.
- NEW McDonald's adjacent to center
- Just minutes north of Keystone at the Crossing & The Fashion Mall
- Current tenants include: Members, Quilt Quarters, Hair Salon, Indy Cigs, Cat Care Clinic and Pizza & Wings
- Site is surrounded by many car dealerships and other national retailers in the area as well as minutes from the Precedent Office/Business Park located to east of site.
- Site is at the gateway to the E. 96th Street trade corridor and the north-south gateway to Carmel residential, retail and entertainment venues.
- Good visibility and high traffic counts make this a desirable location benefitting from recent road improvements to improve access.



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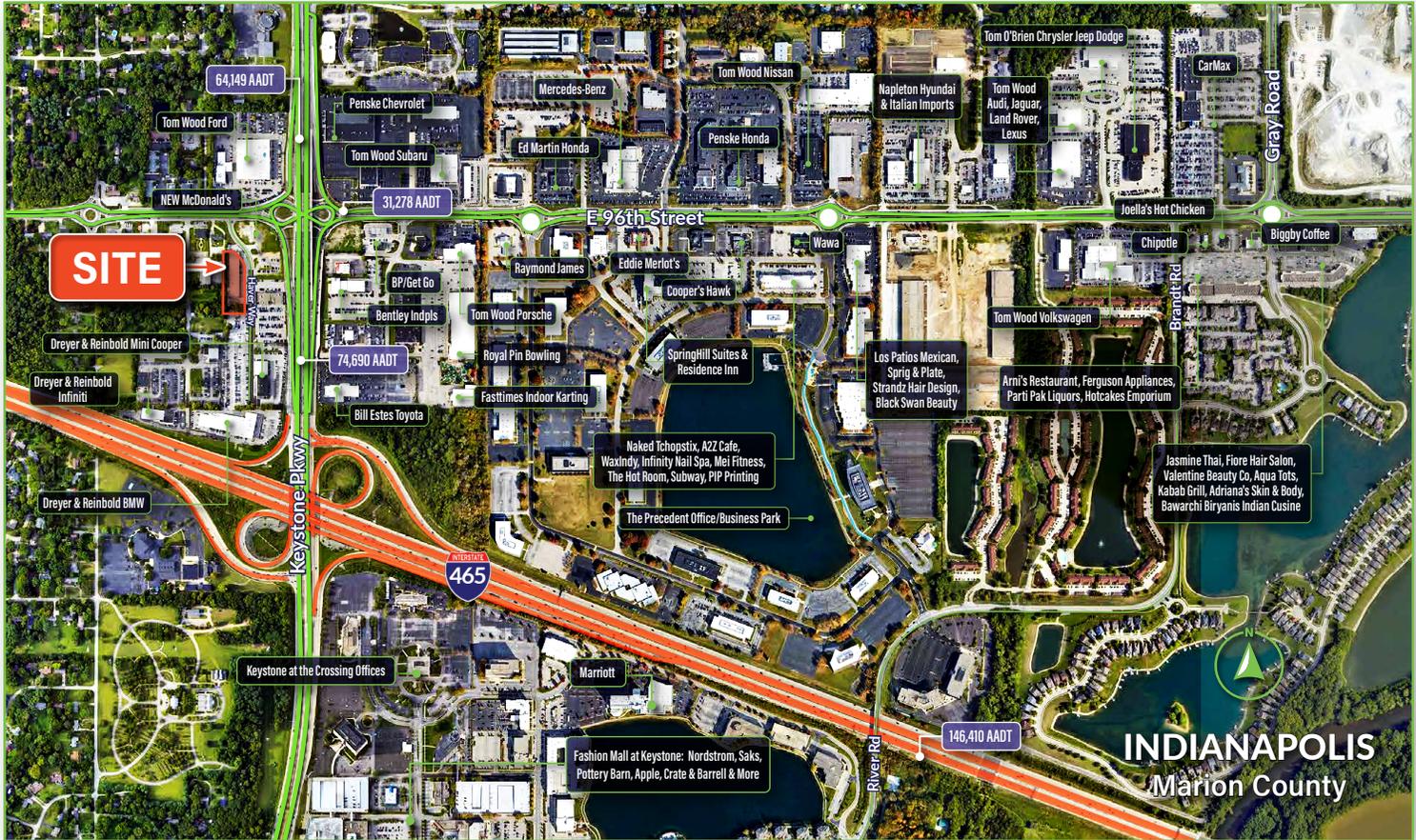
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## TRADE AERIAL & DEMOGRAPHICS:



DEMOGRAPHICS		1 MILE	3 MILE	5 MILE	7 MIN
	EST. POPULATION 2021	5,937	28,287	60,026	48,089
	ADJ. DAYTIME DEMOS 16+	19,877	41,290	95,467	83,985
	PROJ HH ANNUAL GROWTH (2021-2026)	1.7%	1.4%	1.4%	1.4%
	EST. HOUSEHOLDS 2021	2,773	13,736	28,255	22,084
	EST. AVG. HH INCOME 2021	\$88,973	\$92,827	\$104,894	\$102,980
	MEDIAN AGE	37.3	37.6	39.8	39.4
	ANY COLLEGE (SOME COLLEGE OR HIGHER)	83.8%	79.4%	81.2%	80.0%

- **Trade area national retailers include:** Fashion Mall at Keystone (Nordstrom, Pottery Barn, Apple, Saks Fifth Avenue, Crate & Barrel, Restoration Hardware & more), Auto Dealers (BMW, Infiniti, Mini Cooper, Toyota, Bentley, Kia, Ford, Chevy, Subaru, Honda, Acura, Mercedes-Benz, Nissan, Hyundai, Lexus, Porsche, Chrysler, Jeep, Dodge), Banks (Regions Bank, Fifth Third, First Financial, Merchants Bank, Old National Bank), BP, Wawa and more.
- **Trade area restaurants include:** Eddie Merlots, Cooper's Hawk, Naked Tchopstix, La Hacienda, Subway, Joella's Hot Chicken, Arni's, A2Z Cafe, Jasmine Thai, Biggby Coffee and more.

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