

# CHAPEL HILL SHOPPING CENTER

2,400 SF FLEX SPACE | 1 AC OUTLOT AVAILABLE

FOR  
LEASE



FLEXSPACE AND OUTLOT  
AVAILABLE

W 10th St. & N Girl School Rd., Indianapolis, IN 46214

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RETAIL SPACE AVAILABLE:

2,400 SF Available  
1 Acre Outlot

CENTER OVERVIEW:

126,408 SF Shopping Center

PROPERTY HIGHLIGHTS:

- Highly visible power center serving westside of Indianapolis
- Full accessibility to center from W. 10th St. and N. Girl School Rd (over 59,500 ADT combine)
- Large Pylon available along W. 10th Street
- Located across from Ben Davis High School, Chapel Hill Jr. High School and Chapelwood Elementary School (6,000+ students combined)



CENTER RETAILERS:



| DEMOGRAPHICS        |  1 MILE |  3 MILE |  5 MILE |
|---------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Population:         | 11,515                                                                                       | 91,038                                                                                       | 203,584                                                                                      |
| Households:         | 4,815                                                                                        | 37,649                                                                                       | 79,539                                                                                       |
| Daytime Population: | 7,032                                                                                        | 61,282                                                                                       | 137,875                                                                                      |
| Avg. HH Income:     | \$63,368                                                                                     | \$57,873                                                                                     | \$58,972                                                                                     |

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SITE PLAN



| Suite | Tenant                           | Size      | Suite | Tenant                                    | Size       |
|-------|----------------------------------|-----------|-------|-------------------------------------------|------------|
| A1    | Starbucks (7315)                 | 1,600 SF  | M     | Queens Beauty Supply (7427)               | 3,400 SF   |
| A2    | Great Clips (7317A)              | 1,560 SF  | N     | Jackson Hewitt Tax (7429)                 | 1,000 SF   |
| A3    | Metro PCS (7317B)                | 1,288 SF  | O     | The Breakfast Co (7435)                   | 4,122 SF   |
| A4    | 10th Street Tobacco (7319)       | 1,252 SF  | P/Q   | Forge Industrial Staffing (7437)          | 4,683 SF   |
| B     | Vision Values - Dr. Tavel (7321) | 1,200 SF  | R     | Din African Hair Braiding & DC's Boutique | 1,600 SF   |
| C     | Eyebrows (7323)                  | 1,200 SF  | S     | Nail Art (7439B)                          | 1,600 SF   |
| D     | Snipes (7325)                    | 10,580 SF | T     | Juve Barber (7441)                        | 1,200 SF   |
| E     | Laundry Connection (7329)        | 7,400 SF  | U     | H&R Block (7443)                          | 1,750 SF   |
| F     | Tan Connection (7335)            | 1,200 SF  | V     | Billy O'Neal's Pub (7447)                 | 2,500 SF   |
| G     | Ethiopian Restaurant (7358)      | 1,680 SF  | W/X   | China Buffet (7451)                       | 4,450 SF   |
| H     | Orthodontic Experts              | 3,200 SF  | Y     | AVAILABLE - Flex/Storage Space (7457)     | 2,400 SF   |
| I     | Mega Furniture Outlet (7405)     | 23,232 SF | Z     | AVAILABLE OUTLOT (1.0 acre)               |            |
| J     | Dollar General (7417)            | 9,956 SF  | AA    | Arby's                                    | 3,310 SF   |
| K     | Mexican Grocery Store (7419)     | 6,900 SF  | BB    | Fifth Third Bank                          | 4,200 SF   |
| L     | Planet Fitness (7425)            | 11,650 SF | CC    | Rally's                                   | 750 SF     |
|       |                                  |           |       | Total GLA                                 | 120,863 SF |

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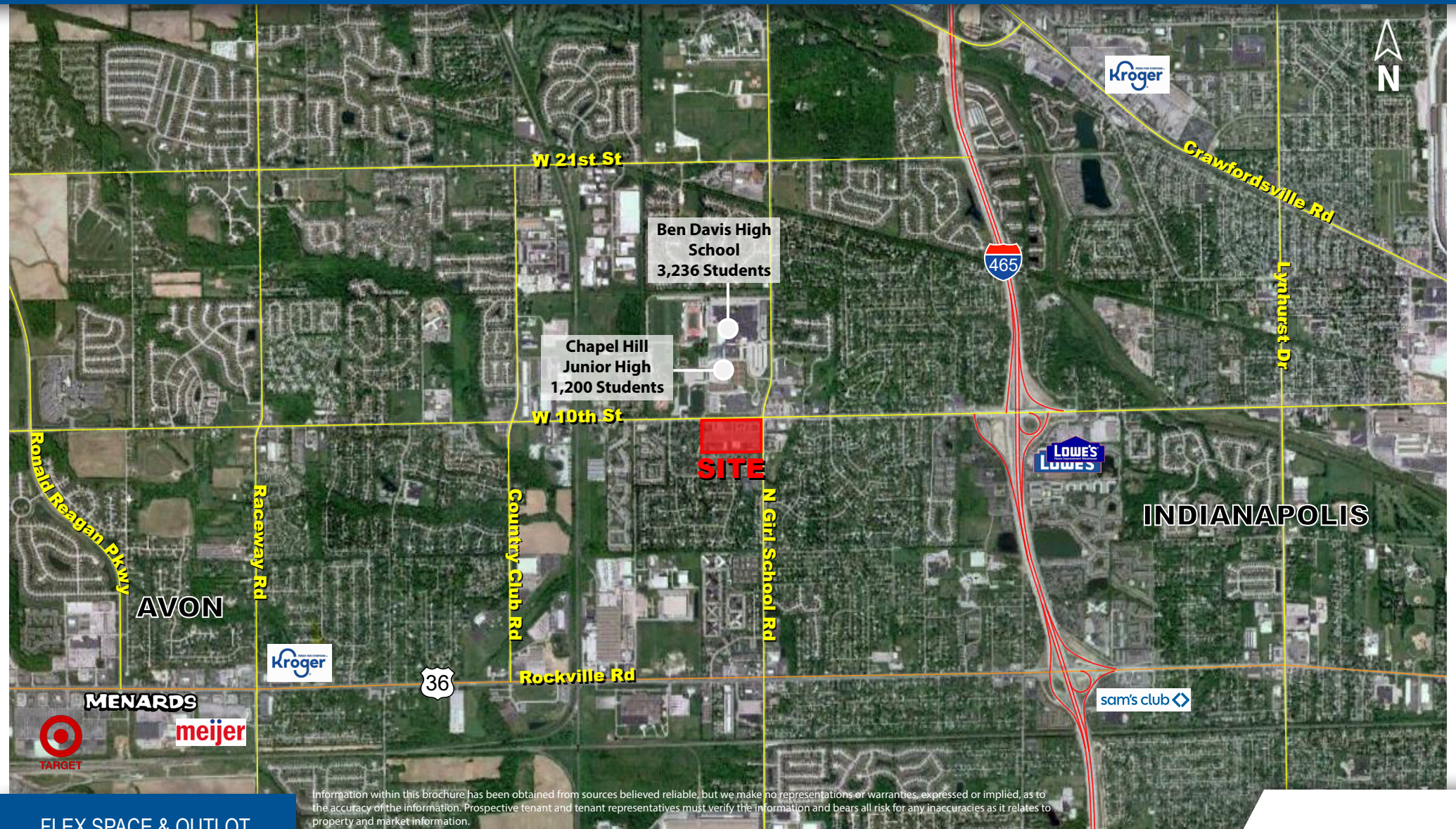
CENTER  
PHOTOS



PYLON



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