



Oaklandon Center

6312 Oaklandon Rd.
Indianapolis, IN 46236



PROPERTY OVERVIEW

•TOBACCO/VAPE USE RESTRICTED•

This exceptional property has great visibility and easy access, making it an ideal location for businesses seeking high customer traffic. With ample parking and versatile spaces, the property offers flexibility for various retail and business concepts. Its contemporary architecture and well-maintained exterior present a professional and inviting image. The interior provides a blank canvas for customization to suit specific business needs. Whether launching a new enterprise or expanding an established brand, this property provides an unparalleled opportunity to establish a prominent presence.

PROPERTY HIGHLIGHTS

- Signalized intersection
- High traffic counts
- Ample parking
- Anchored with national tenants

OFFERING SUMMARY

Lease Rate:	\$20/SF NNN
Available SF:	1,450SF
Lot Size:	1.93 Acres
Building Size:	10,510 SF

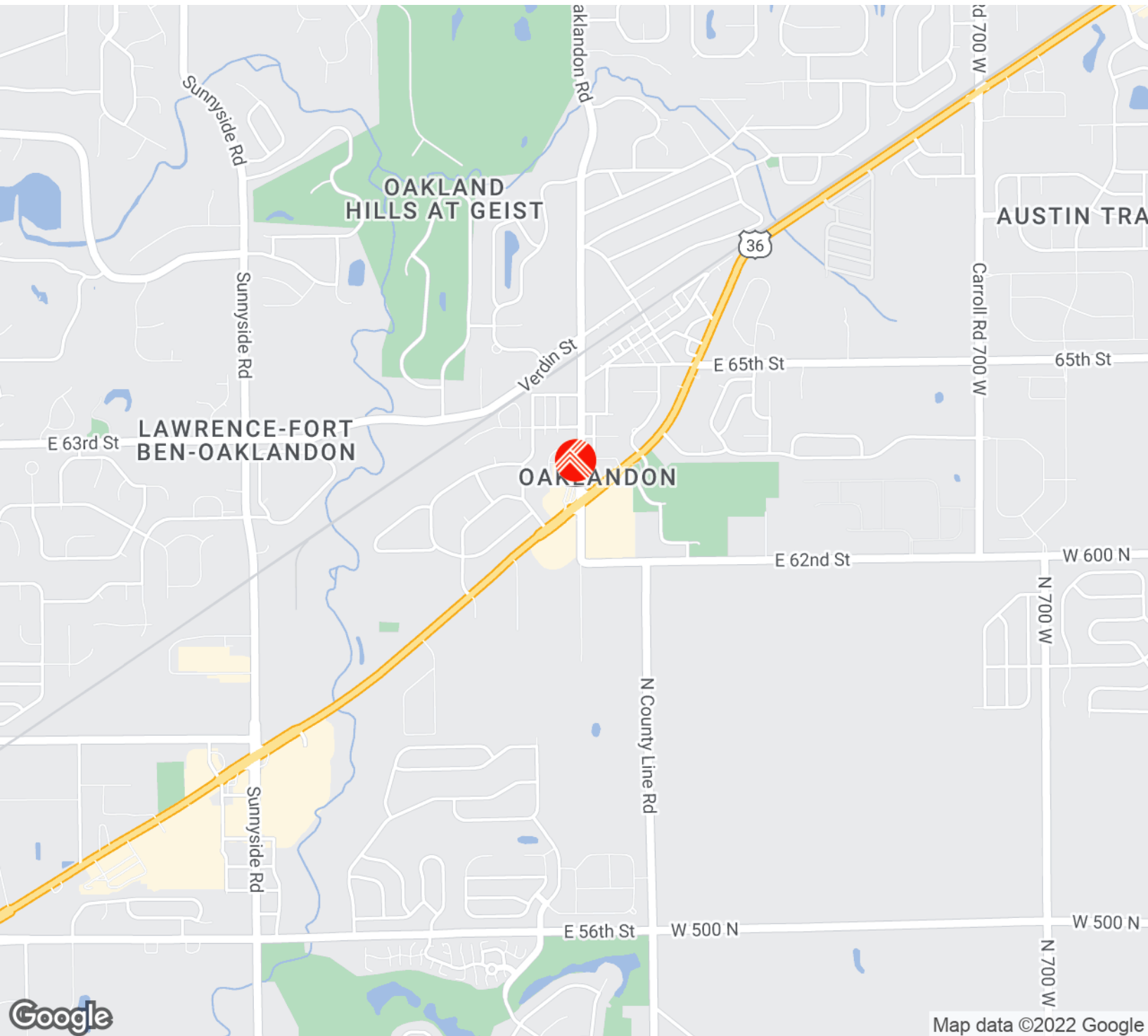
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,176	17,160	50,167
Total Population	6,139	46,151	132,450
Average HH Income	\$126,724	\$122,932	\$112,843





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Area Map





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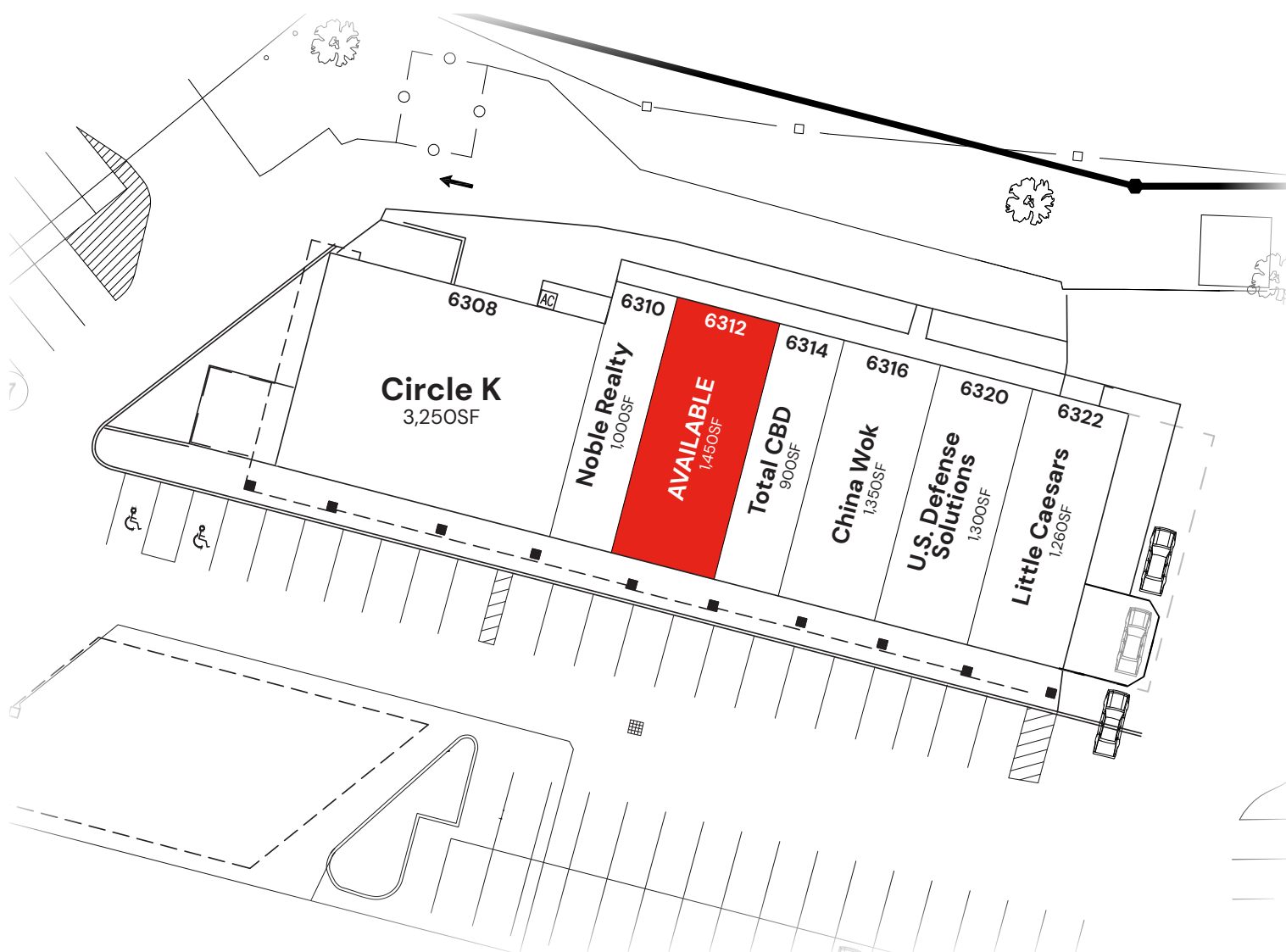
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Suite Map



FOR LEASE



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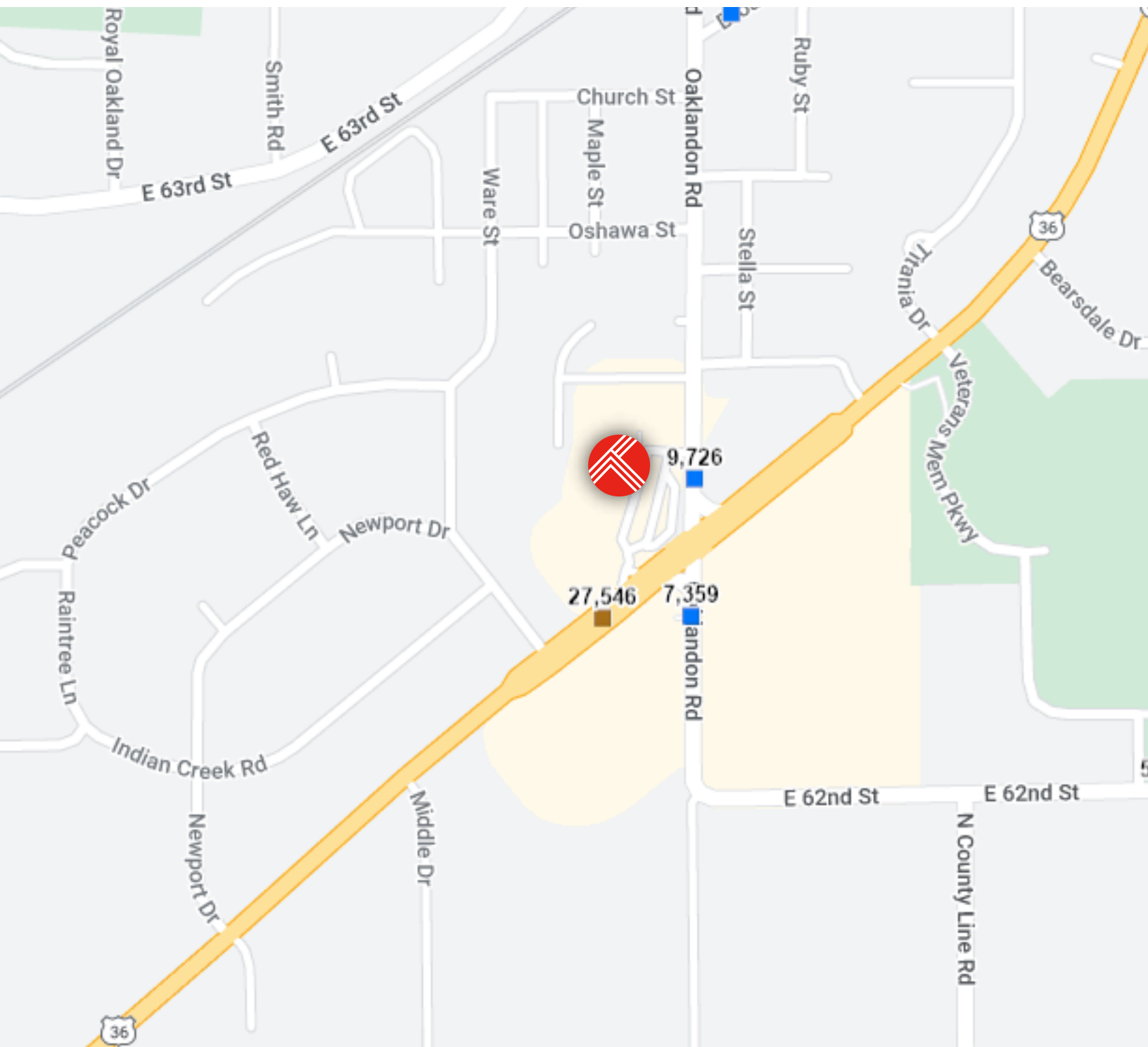
Area Retailers





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Traffic Counts

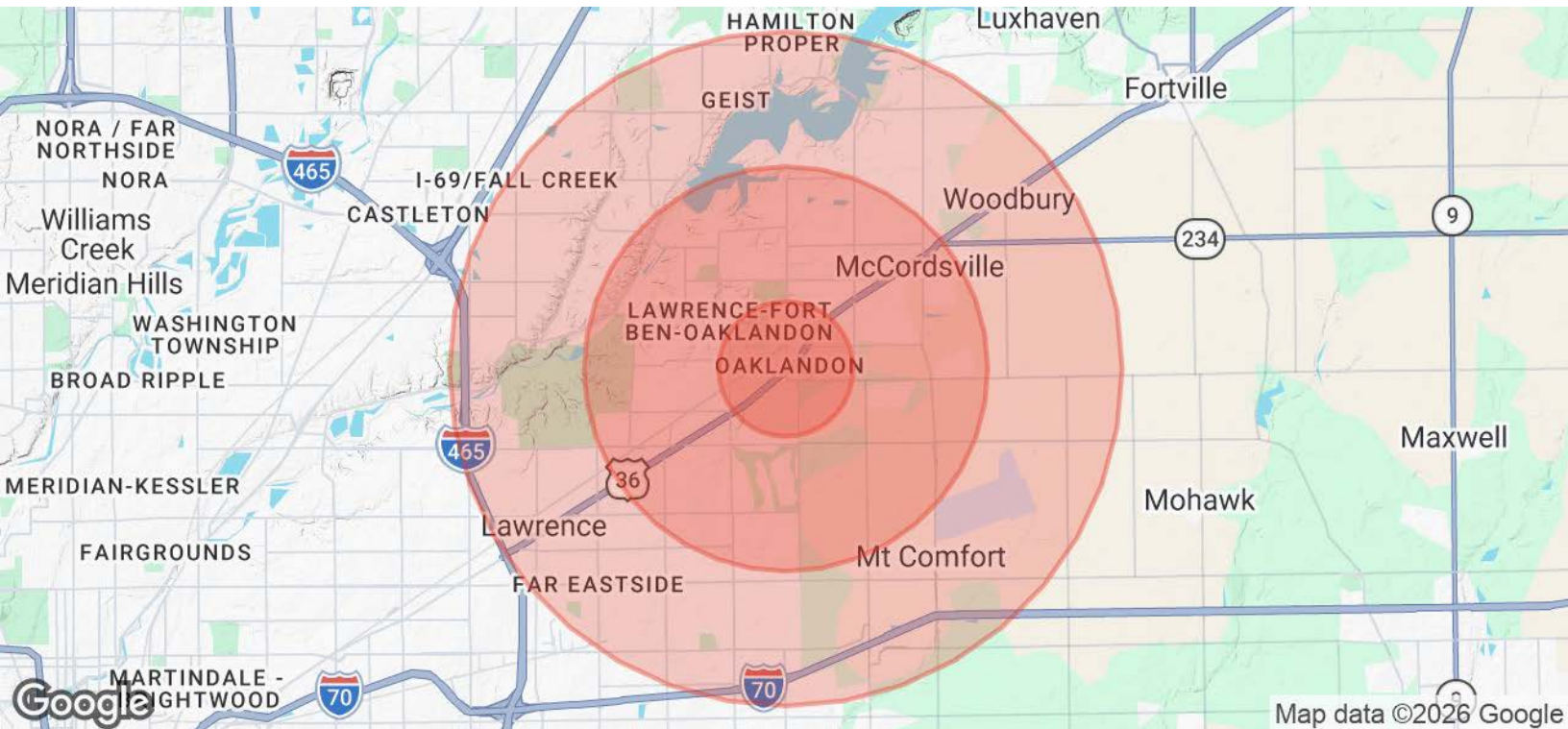




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,142	46,136	132,444
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,179	17,173	50,196
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$126,731	\$122,933	\$112,835
Average House Value	\$292,152	\$292,691	\$289,371

Demographics data derived from AlphaMap

