



# 6045 E. 86th St.

Indianapolis, IN 46250

For Sale or Lease

Notable Adjacent Retailers:

- Costco
- Trader Joe's
- REI
- Best Buy
- Golf Galaxy
- Dave & Buster's
- AMC
- Dick's
- Macy's
- LOFT
- Von Maur



### PROPERTY DESCRIPTION

7,878 SF of Restaurant Space Available for Lease on a high traffic retail corridor. Former Buca di Beppo restaurant on a highly visible retail corridor, located on the 86th St, across Costco, Masa Sake Grill, Lifetime, The Mirco Center, Ale Emporium, Bob's Furniture, and JOANN Fabrics. The site is located on the north end of the largest mall in the state of Indiana, Castleton Square Mall, servicing the northern Indianapolis, metro area, which includes the affluent communities of Carmel, Fishers, and Noblesville. It features more than 1.3 million square feet of high-profile shopping and dining. Anchor tenants include: Dick's Sporting Goods, Aerie, American Eagle, Bath and Body Works, Express, JCPenney, Macy's, Forever 21, H&M, Von Maur, and many more!

### PROPERTY HIGHLIGHTS

- Located on the Castleton Square Mall grounds
- FF&E Negotiable
- Cross Easements for Parking

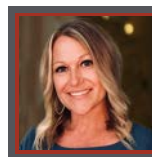
### OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	7,878 SF
Lot Size:	.303 AC with cross easements for parking

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,794	54,817	172,459
Average HH Income	\$76,421	\$111,133	\$127,248
Employees	14,261	95,373	149,974

### TRAFFIC COUNTS

VPD on I-465	145,875
VPD on I-69	141,753



**Crystal Kennard**  
 VP, Brokerage  
 317.418.2464  
 ckennard@tharprealty.com

BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com  
 Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



6045 E. 86th St.  
Indianapolis, IN 46250  
For Sale or Lease

## Exterior Photographs



BROKERAGE | MANAGEMENT | DEVELOPMENT

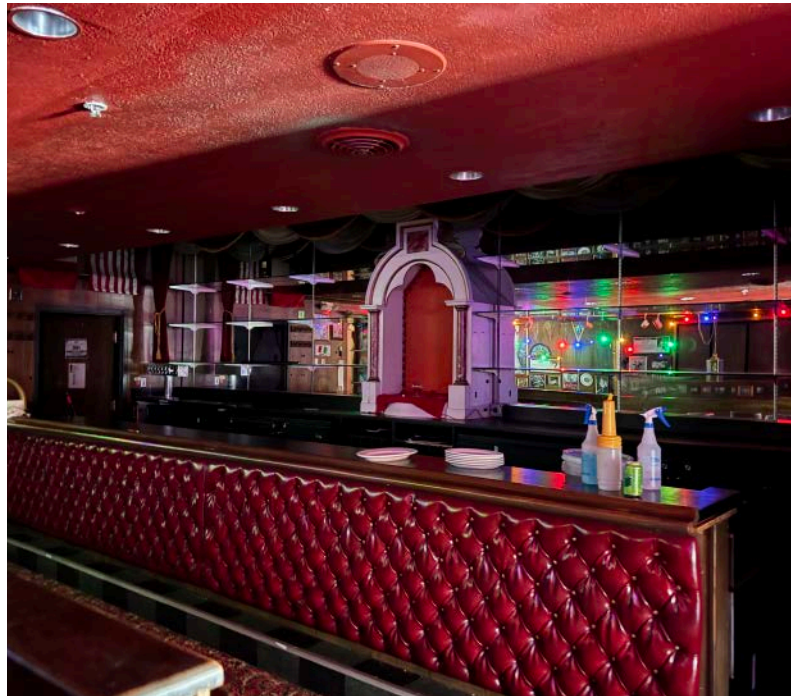
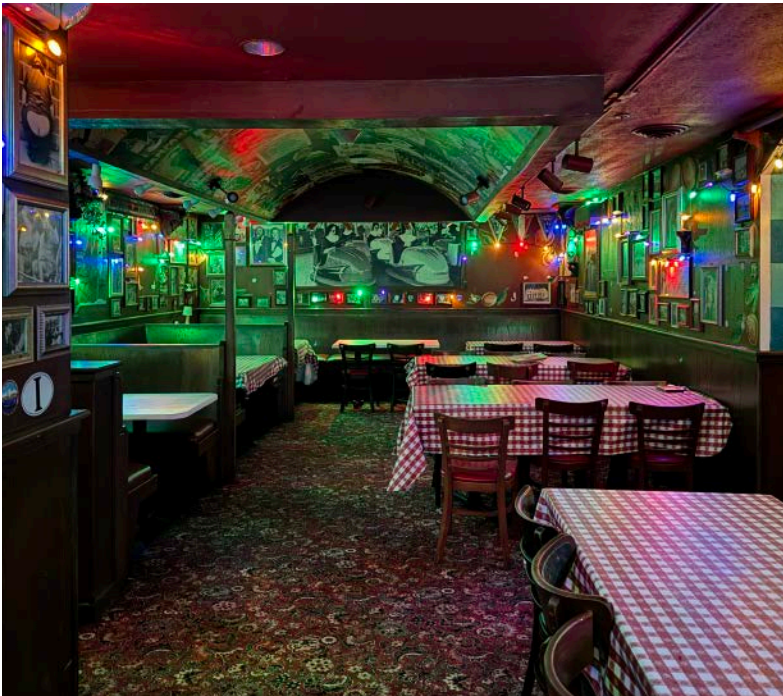
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



6045 E. 86th St.  
Indianapolis, IN 46250  
For Sale or Lease

## Interior Photographs



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



6045 E. 86th St.  
Indianapolis, IN 46250  
For Sale or Lease

## Immediate Surrounding Area



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



6045 E. 86th St.  
Indianapolis, IN 46250  
For Sale or Lease

### Surrounding Businesses



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com  
Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



6045 E. 86th St.  
Indianapolis, IN 46250  
For Sale or Lease

## Traffic Counts



BROKERAGE | MANAGEMENT | DEVELOPMENT

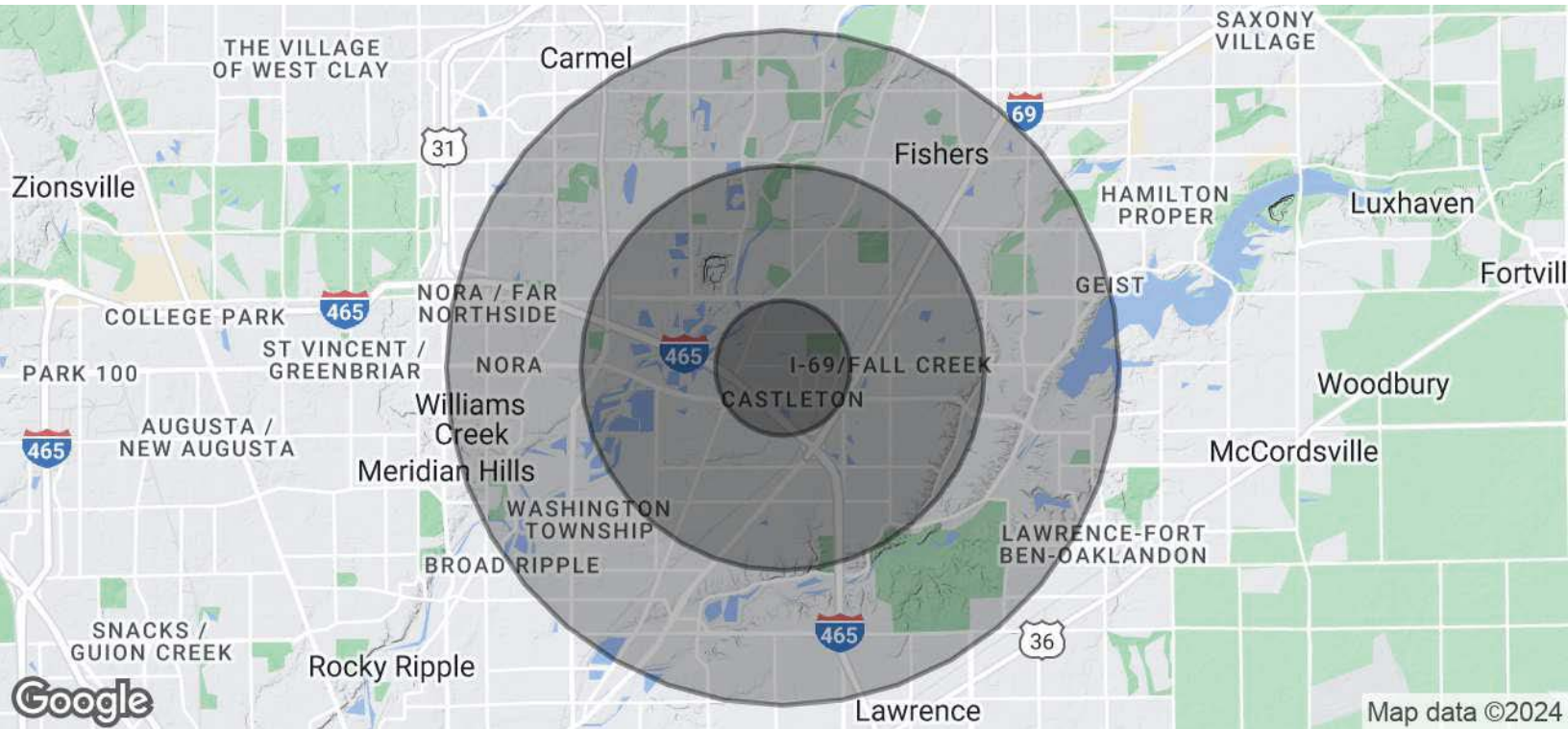
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



6045 E. 86th St.  
 Indianapolis, IN 46250  
 For Sale or Lease

## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,794	54,817	172,459
Average Age	36	41	41
Average Age (Male)	35	40	40
Average Age (Female)	37	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,089	25,997	76,684
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$76,421	\$111,133	\$127,248
Average House Value	\$348,982	\$379,270	\$391,311

Demographics data derived from AlphaMap

BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com  
 Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com