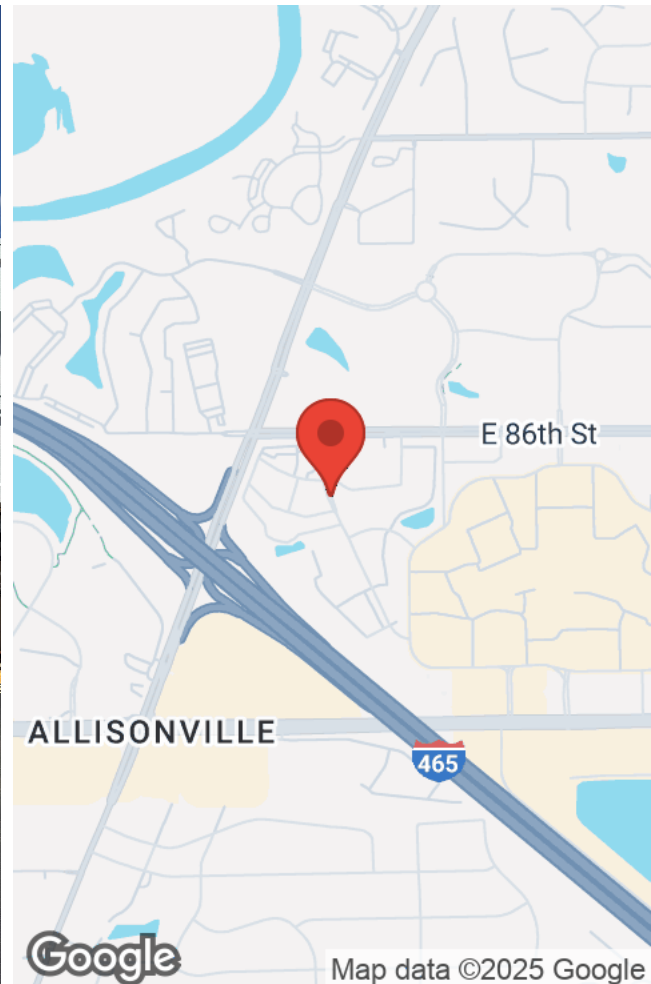


FOR LEASE: CASTLETON RETAIL SPACE

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN 46250



Property Details

Available SF:	1,934 SF
Storefront:	40 Feet
Lease Rate:	\$15.50/SF/YR
NNN Expenses:	\$5.23/SF/YR (2025 est)
Est. Monthly Expense:	\$3,341/mo (Rent+NNNs)
Building SF:	50,391
Zoning:	Commercial - C4
Lease type:	NNN Lease
Parking Ratio:	4.94/1000
Parking spaces:	247

Property Highlights

- Rare Availability: 1,934 SF with 40 feet of retail storefront
- Join Guitar Center, Urban Styles Furniture, Gypsy Market, Chai & Kathi Roll Lounge & more
- Castleton Square Mall Anchors Include: Macy's, Von Maur, Dick's Sporting Goods & AMC Theaters
- Immediate Area Non-Mall Retailers Include: Tesla, Golf Galaxy, Floor & Decor, Scandinavian Design, Dave & Busters, REI & many others
- Traffic from affluent Geist Reservoir, Carmel, Fishers & Noblesville

Area Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,164	54,399	167,310
Total Units	5,148	28,593	81,003

SHOOK REALTY GROUP
 815 E 65th Street, Suite 200
 Indianapolis, IN 46220

CREIGHTON SHOOK
 Principal
 O: (317) 249-9000
 C: (317) 605-3723
 cshook@shookrg.com

CHRISTEN DITTMER
 Commercial Broker
 O: (317) 249-9000
 C: (317) 460-1535
 cdittmer@shookrg.com

AVAILABILITY & SITE PLAN

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN 46250



SUITE	TENANT	S.F.
8369	FURNITURE DISCOUNTERS (GYPSY MARKET)	4,000
8375	FURNITURE DISCOUNTERS (URBAN STYLES)	13,000
8383	FURNITURE DISCOUNTERS (MATTRESS MILL)	2,400
8387	SHA NAILS	1,200
8401	CLOUD NINE CABINETRY, LLC	1,560
8407	CHAI & KATHI ROLL, LLC	1,992
8413	FARMERS INSURANCE AGENCY	1,080
8421	INSPIRATIONS CONTEMPORARY FURNITURE	2,040
8425	HEROH CHIROPRACTIC LIFESTYLE CENTER PC	1,560
8429	THE COMMON ROOM	1,200
8435	AVAILABLE	1,934
8445	THE BLISS SPACE, LLC	2,800
8475	GUITAR CENTER #621	15,625
13 UNITS		50,391

CASTLETON SQUARE MARKETPLACE
8475 CASTLETON CORNER DRIVE • INDIANAPOLIS, IN 46250

Available Suites

Suite	Size	Rate	Term	Use	Type	Condition	Available
8435	1,934	\$2,498 /mo	5+ Years	Retail	NNN Lease	Good	Immediate

Space Highlights

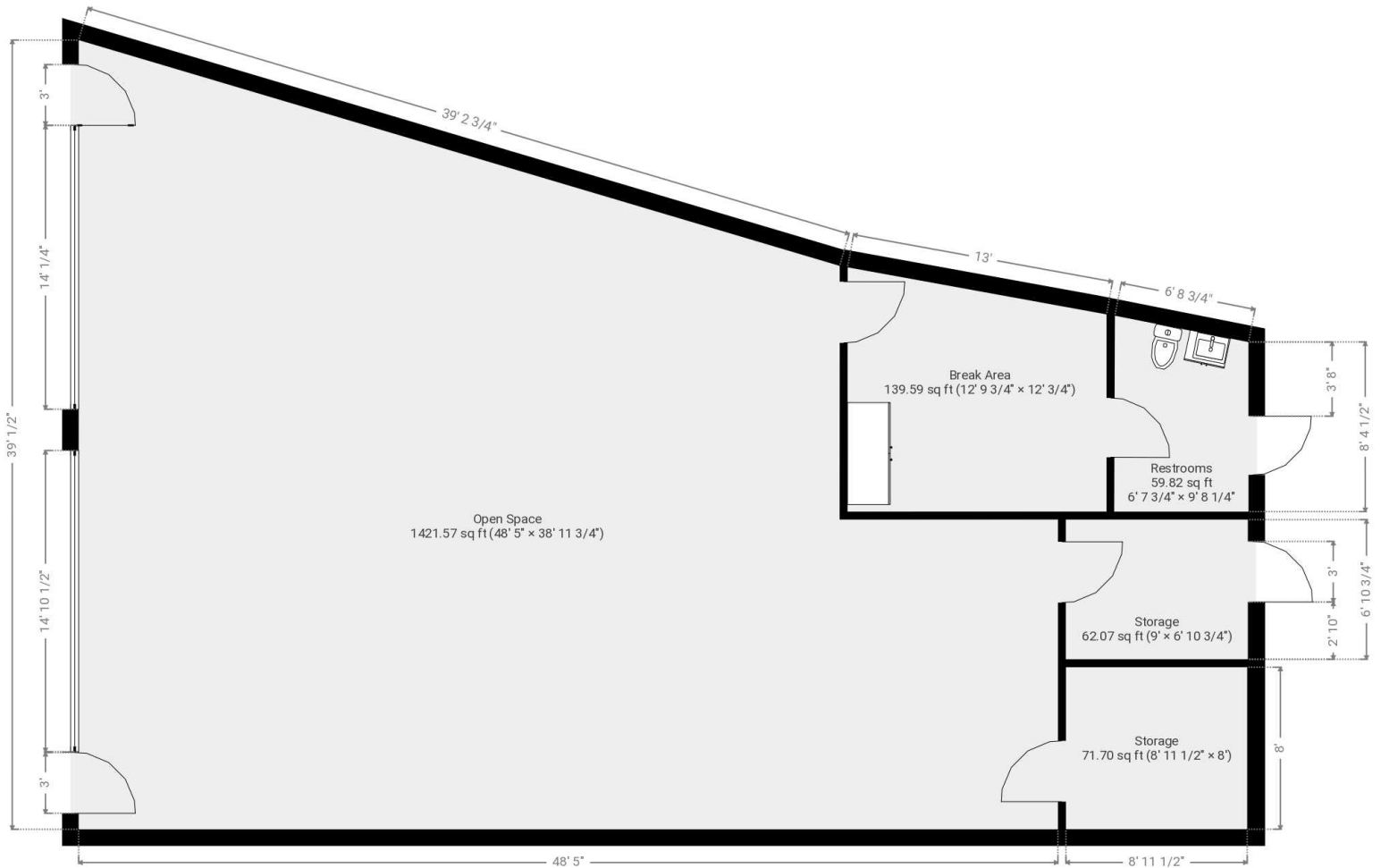
- Move-in Ready General Retail Suite
- 40 feet of storefront (2 bays) with under 2,000 SF of space
- High visibility location in the shopping center
- Excellent for soft goods retail, experiential retail, services retail

FLOOR PLAN

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN 46250

▼ Retail Space

TOTAL AREA: 1931.45 sq ft · LIVING AREA: 1931.45 sq ft ·



SUITE PHOTOS

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN 46250



SHOOK REALTY GROUP
 815 E 65th Street, Suite 200
 Indianapolis, IN 46220

CREIGHTON SHOOK
 Principal
 O: (317) 249-9000
 C: (317) 605-3723
cshook@shookrg.com

CHRISTEN DITTMER
 Commercial Broker
 O: (317) 249-9000
 C: (317) 460-1535
cdittmer@shookrg.com

PROPERTY PHOTOS

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN



SHOOK REALTY GROUP
 815 E 65th Street, Suite 200
 Indianapolis, IN 46220

CREIGHTON SHOOK
 Principal
 O: (317) 249-9000
 C: (317) 605-3723
cshook@shookrg.com

CHRISTEN DITTMER
 Commercial Broker
 O: (317) 249-9000
 C: (317) 460-1535
cdittmer@shookrg.com

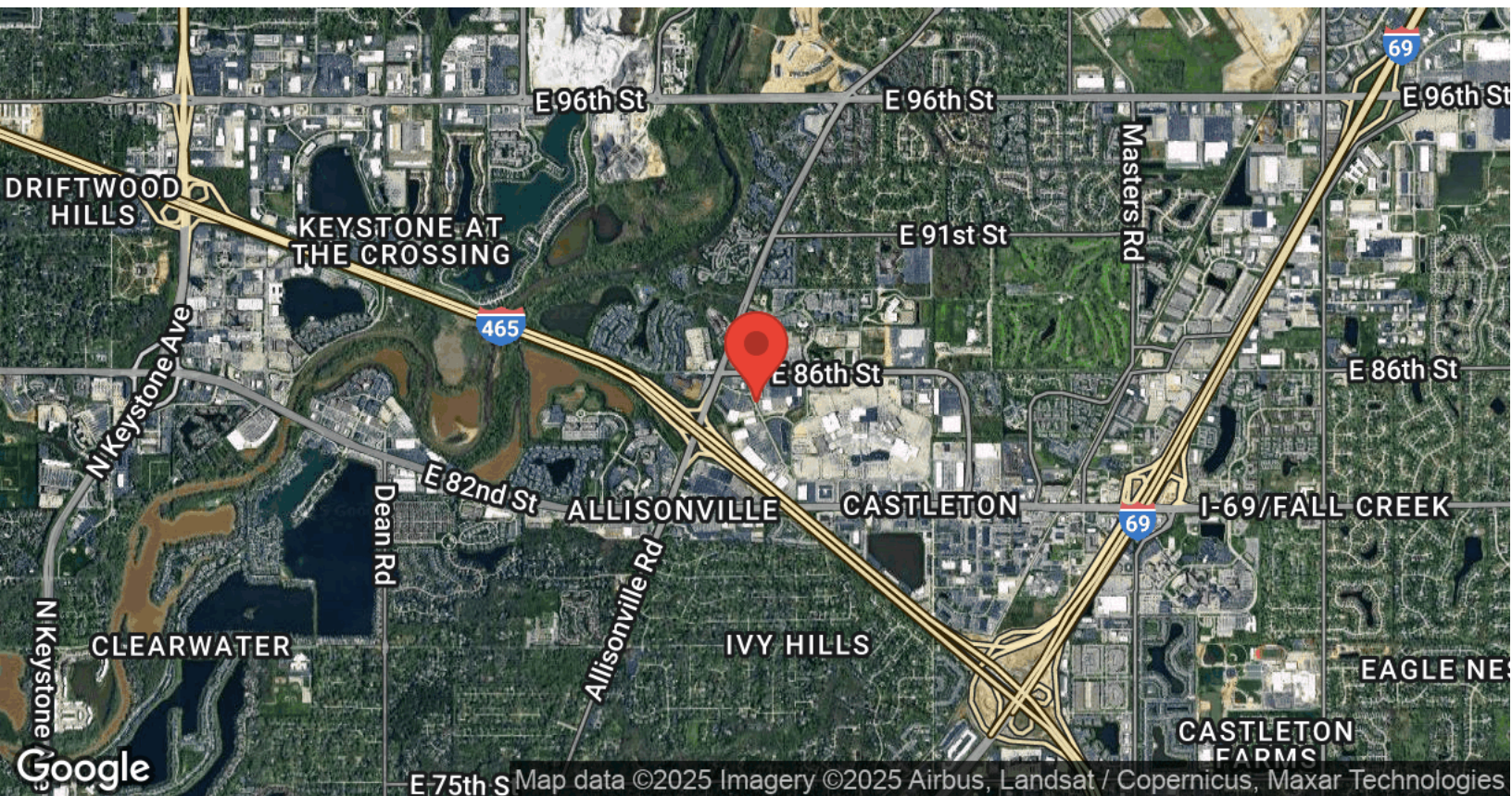
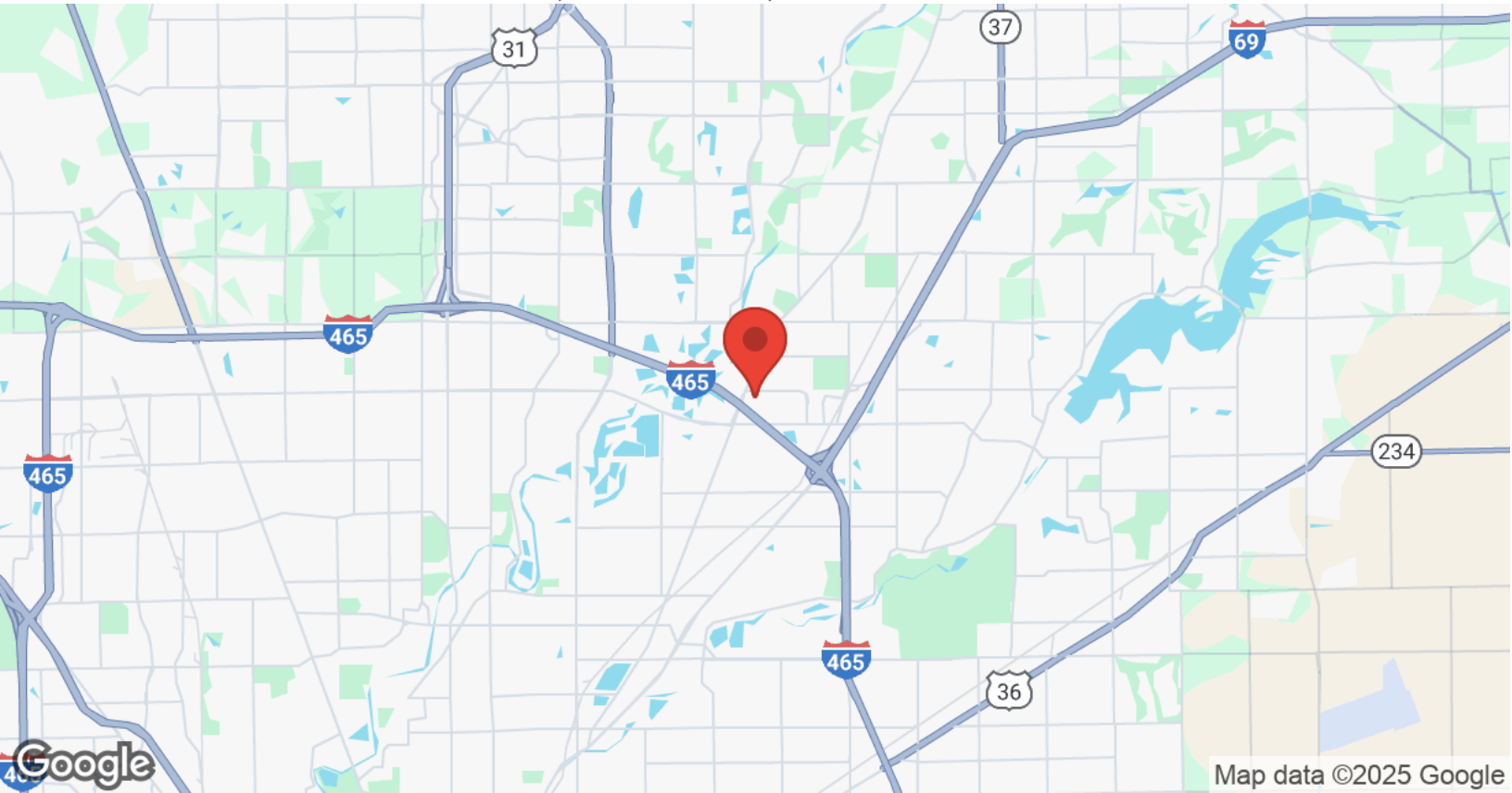
BUSINESS MAP

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN



LOCATION MAPS

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN



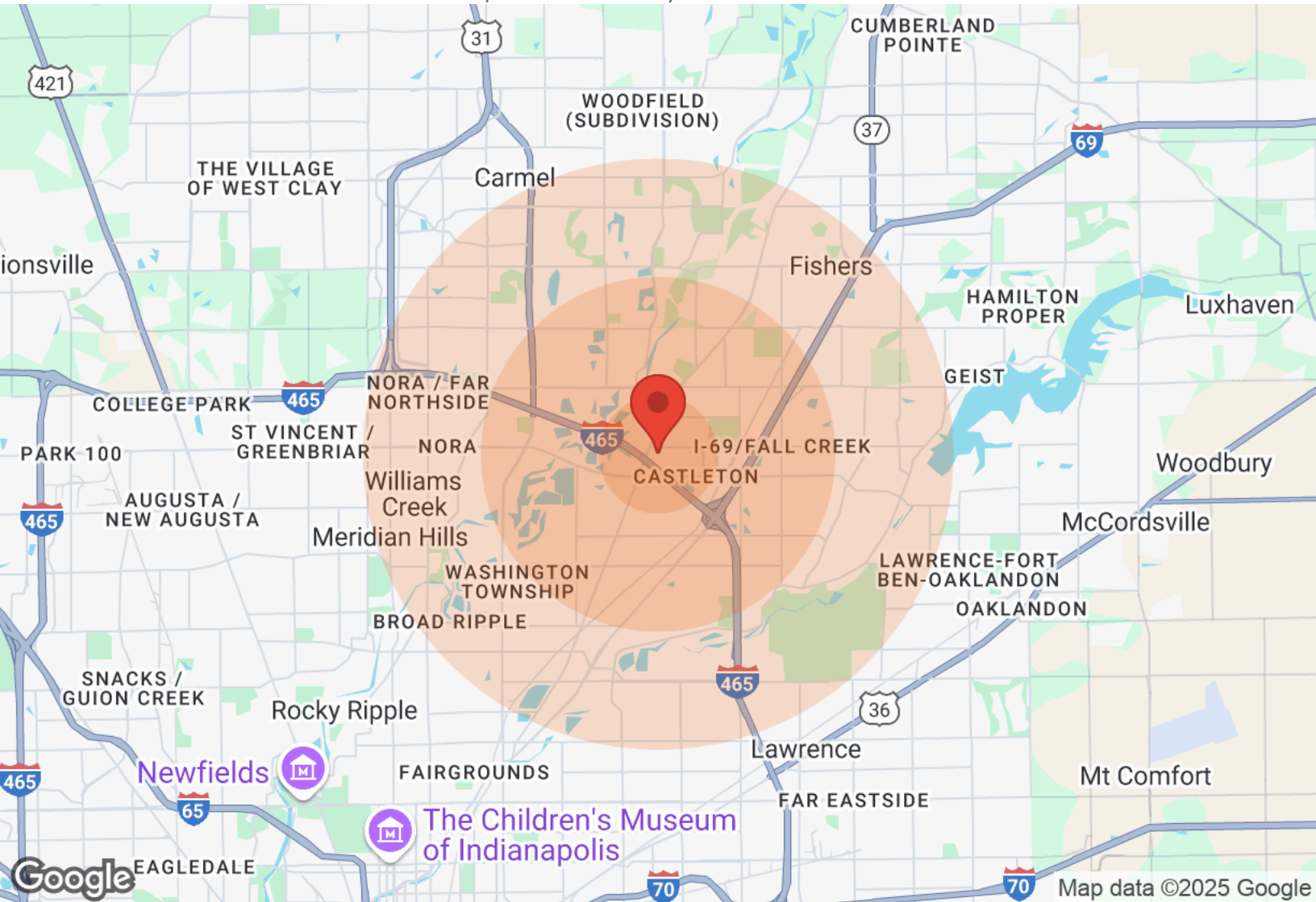
SHOOK REALTY GROUP
 815 E 65th Street, Suite 200
 Indianapolis, IN 46220

CREIGHTON SHOOK
 Principal
 O: (317) 249-9000
 C: (317) 605-3723
cshook@shookrg.com

CHRISTEN DITTMER
 Commercial Broker
 O: (317) 249-9000
 C: (317) 460-1535
cdittmer@shookrg.com

DEMOGRAPHICS

8475 CASTLETON CORNER DRIVE | INDIANAPOLIS, IN



Population	1 Mile	3 Miles	5 Miles
Male	4,193	26,290	81,420
Female	3,971	28,109	85,890
Total Population	8,164	54,399	167,310

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,297	9,965	31,848
Ages 15-24	528	5,883	20,209
Ages 25-54	4,585	23,539	67,073
Ages 55-64	695	6,671	21,416
Ages 65+	1,059	8,341	26,764

Race	1 Mile	3 Miles	5 Miles
White	6,070	43,466	133,644
Black	1,023	6,507	22,060
Am In/AK Nat	N/A	17	30
Hawaiian	N/A	12	12
Hispanic	1,100	4,008	8,219
Multi-Racial	1,492	6,486	13,554

Income	1 Mile	3 Miles	5 Miles
Median	\$43,201	\$60,664	\$64,782
< \$15,000	405	2,114	5,193
\$15,000-\$24,999	489	2,026	6,033
\$25,000-\$34,999	739	3,077	7,665
\$35,000-\$49,999	956	3,946	10,383
\$50,000-\$74,999	1,009	5,072	14,327
\$75,000-\$99,999	353	3,369	10,043
\$100,000-\$149,999	336	3,439	11,021
\$150,000-\$199,999	91	1,375	5,024
> \$200,000	225	1,358	4,195

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,148	28,593	81,003
Occupied	4,609	26,501	75,310
Owner Occupied	679	14,102	46,992
Renter Occupied	3,930	12,399	28,318
Vacant	539	2,092	5,693

SHOOK REALTY GROUP
 815 E 65th Street, Suite 200
 Indianapolis, IN 46220

CREIGHTON SHOOK
 Principal
 O: (317) 249-9000
 C: (317) 605-3723
cshook@shookrg.com

CHRISTEN DITTMER
 Commercial Broker
 O: (317) 249-9000
 C: (317) 460-1535
cdittmer@shookrg.com