

Clearwater Village

Indianapolis, Indiana

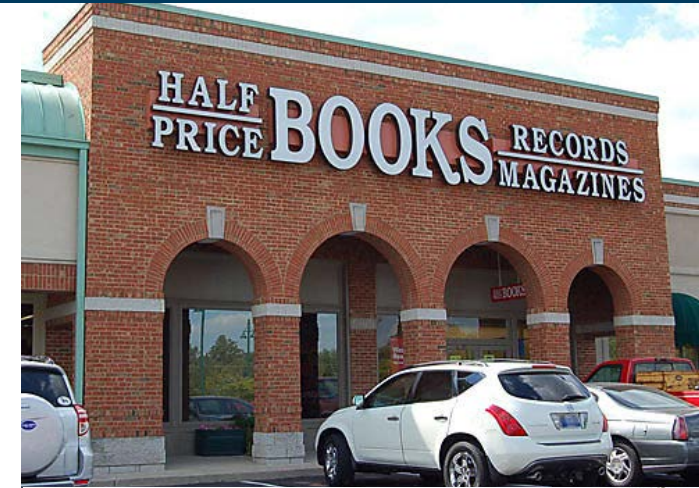
PROPERTY HIGHLIGHTS

- Clearwater Village fronts E. 82nd Street in the heart of Indianapolis' flourishing Clearwater Commercial and Residential Area.
- The Clearwater area is one the city's most vibrant commercial areas.
- Entrance is signalized and shares and entrance with a residential development consisting of homes valued at half-million dollars and upwards in price.
- To the east is the Castleton area and Castleton Square Mall on 82nd Street, Indianapolis' largest mall.
- GLA: 48,384
- MSA: Indianapolis, IN
- Key Tenants are Half Price Books, Homeplex Furniture and Clustertruck,

LEASING CONTACT:

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23,387 S.F. ANCHOR SPACE AVAILABLE

HOMEPLEX FURNITURE

Splash



HALF PRICE BOOKS

82nd Street

22,549 ACPD



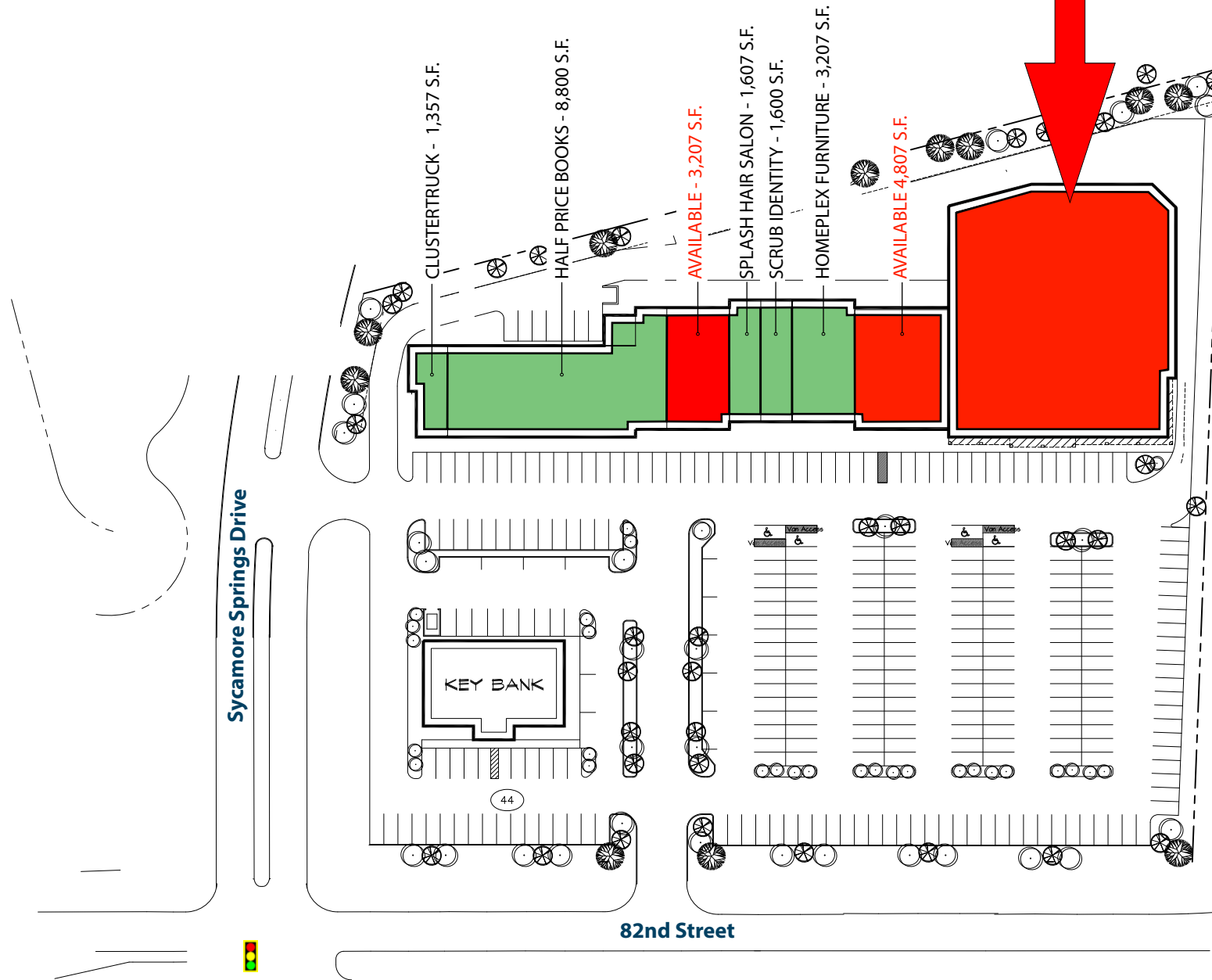
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23,387 S.F. ANCHOR SPACE AVAILABLE



SITE DATA

TOTAL BUILDING AREA
NET LEASABLE AREA 48,374 S.F.

PARKING SPACES
TOTAL SPACES REQUIRED 194 SPACES
TOTAL SPACES PROVIDED 265 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Demographic and Income Summary

	3 MILES		5 MILES		10 MILES	
	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast
Population	59,615	59,494	174,917	176,846	784,823	801,435
Daytime Population	115,537		247,912		878,975	
Households	29,282	29,389	81,277	82,675	322,680	331,649
Average HH Size	2.01	2.00	2.13	2.12	2.40	2.38
Average HH Income	\$107,847	\$124,833	\$119,196	\$136,664	\$111,542	\$127,704
Median HH Income	\$71,103	\$81,500	\$80,079	\$92,466	\$74,099	\$84,468
Per Capita Income	\$53,147	\$61,846	\$55,441	\$63,971	\$45,895	\$52,872

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
22,549	82nd Street	Dean Road	Allisonville Road
29,213	82nd Street	Allisonville Road	I-465
142,964	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

