



## Prime West 38th Street Restaurant & Retail Space Available Frontage on - 38th St - Lafayette Rd - Georgetown Rd

### TRAFFIC COUNTS

38th Street - 59,000 ADT

Lafayette Road - 35,425 ADT

Georgetown Road - 26,500 ADT

- 1,000 sf available and 2,200 sf Restaurant Space available - can combine for 3,200 sf
- 19,260 sf can be made available / divisible
- 1,200 sf available
- Adjacent to the new Alamo Draffthouse Cinema
- Multiple points of entry with high visibility and access off of three major thoroughfares with over 120,000 cars per day
- Ideal International Marketplace location and co-tenancies
- Pylon and monument signage available

### CONTACT

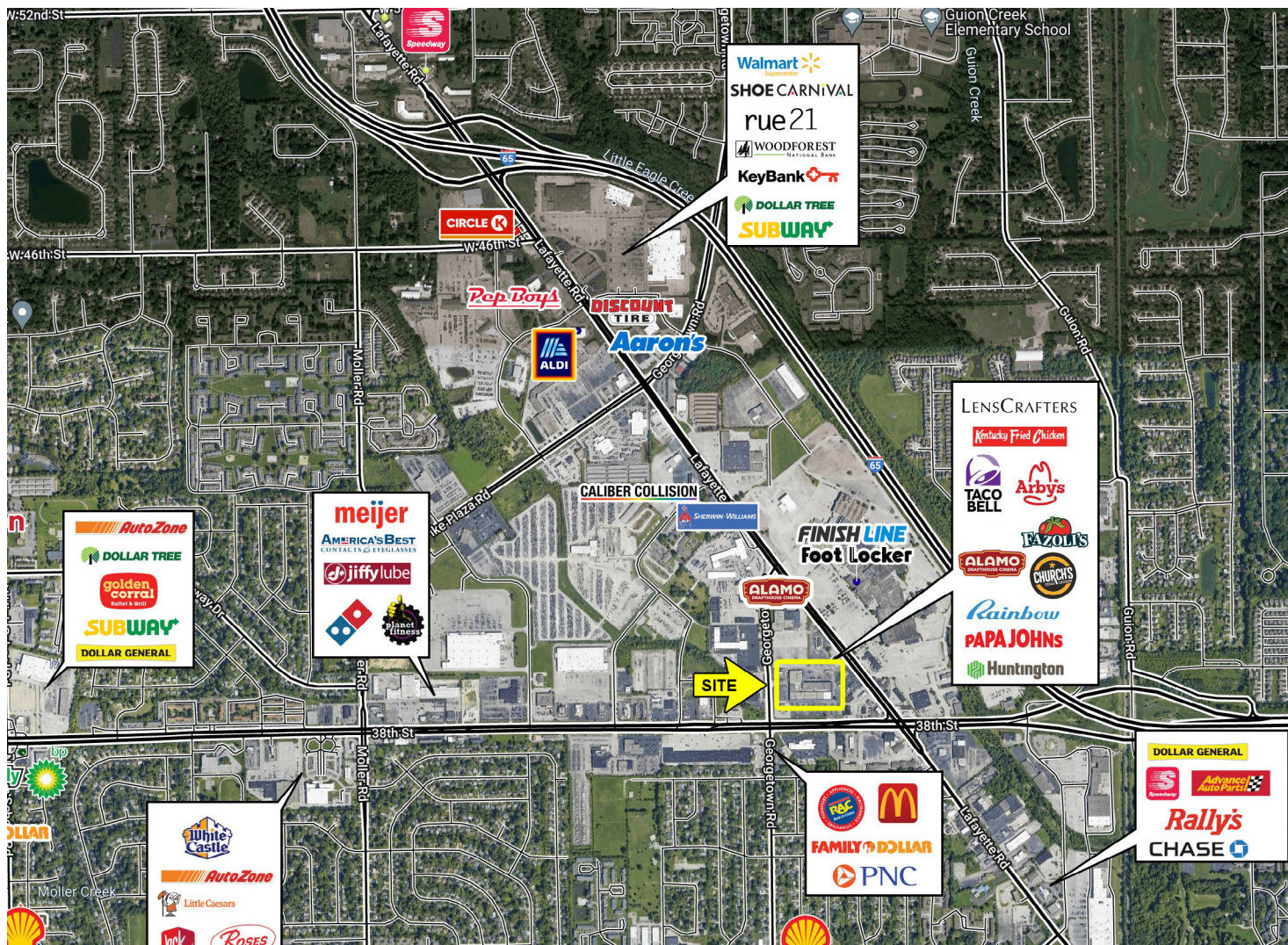
McCrea Property Group  
For More Information

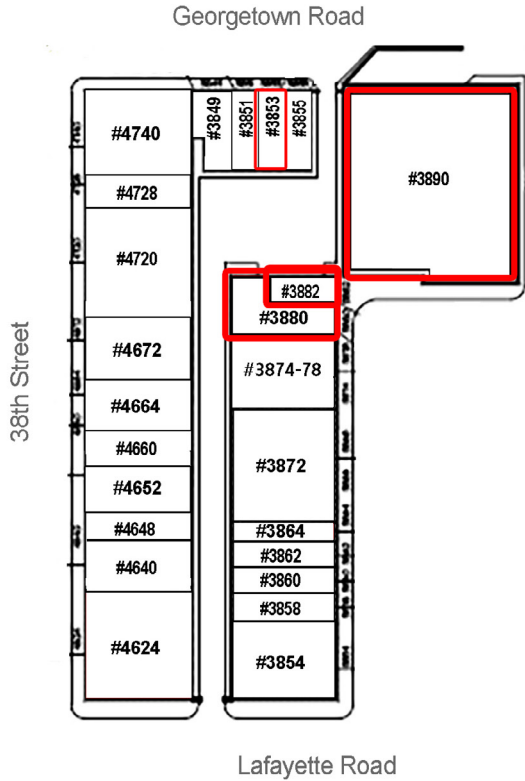
### MARKET DEMOGRAPHICS

| Radius | Population | Income   | Households | Daytime Pop |
|--------|------------|----------|------------|-------------|
| 1 Mile | 11,735     | \$74,461 | 4,130      | 3,959       |
| 3 Mile | 103,492    | \$71,797 | 42,401     | 28,991      |
| 5 Mile | 246,683    | \$85,293 | 100,192    | 115,365     |

# NORTHWEST marketplace

4620 West 38th Street, Indianapolis, IN 46254





| UNIT    | TENANT                        | SIZE   |
|---------|-------------------------------|--------|
| 3854    | Joyeria Rubi                  | 4,800  |
| 3858    | Partners Personnel            | 1,600  |
| 3860    | Venus Salon                   | 1,600  |
| 3862    | Boutique/Spa                  | 1,600  |
| 3864    | Elite Nutrition               | 1,200  |
| 3872    | Super Morelos                 | 6,800  |
| 3874-78 | La Hacienda                   | 4,800  |
| * 3880  | Available/Restaurant          | 2,200  |
| * 3882  | Available                     | 1,000  |
| 3890    | Available / Can Divide        | 19,260 |
| 3849    | Alex Nails                    | 1,600  |
| 3851    | Delicias Jalisco              | 1,200  |
| 3853    | Available                     | 1,200  |
| 3855    | About Face Salon              | 1,200  |
| 4624    | Mega Furniture/Rugs           | 7,200  |
| 4640    | Money Saver Int'l Food Market | 4,000  |
| 4648    | H&R Block                     | 1,600  |
| 4652    | Bestaff LLC                   | 2,800  |
| 4660    | KT Nail Supply                | 2,000  |
| 4664    | KT Nail Supply                | 2,975  |
| 4672    | A Taste of Dubai              | 3,425  |
| 4720    | 38th Buffet                   | 6,400  |
| 4728    | Style N Dial                  | 1,600  |
| 4740    | 7 Days Dentist                | 4,800  |

\* Suites can be combined to total 3,200 sf

## Pylon Sign



## Monument Sign

