

PEACOCK
COMPANIES
commercial real estate

FOR LEASE RETAIL

2,100± SF TOTAL IN KEYSTONE COURT

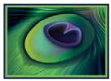
Marion County | SWC of Keystone Pkwy & E 96th Street
9450/9520 Haver Way | Indianapolis, IN 46240

ADJACENT TO NEW MCDONALD'S

JUST NORTH OF I-465 & KEYSTONE AVENUE EXIT | ADJACENT TO NEW MCDONALD'S



EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR WITH STRONG DEMOGRAPHICS



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FOR LEASE RETAIL | EXCELLENT LOCATION

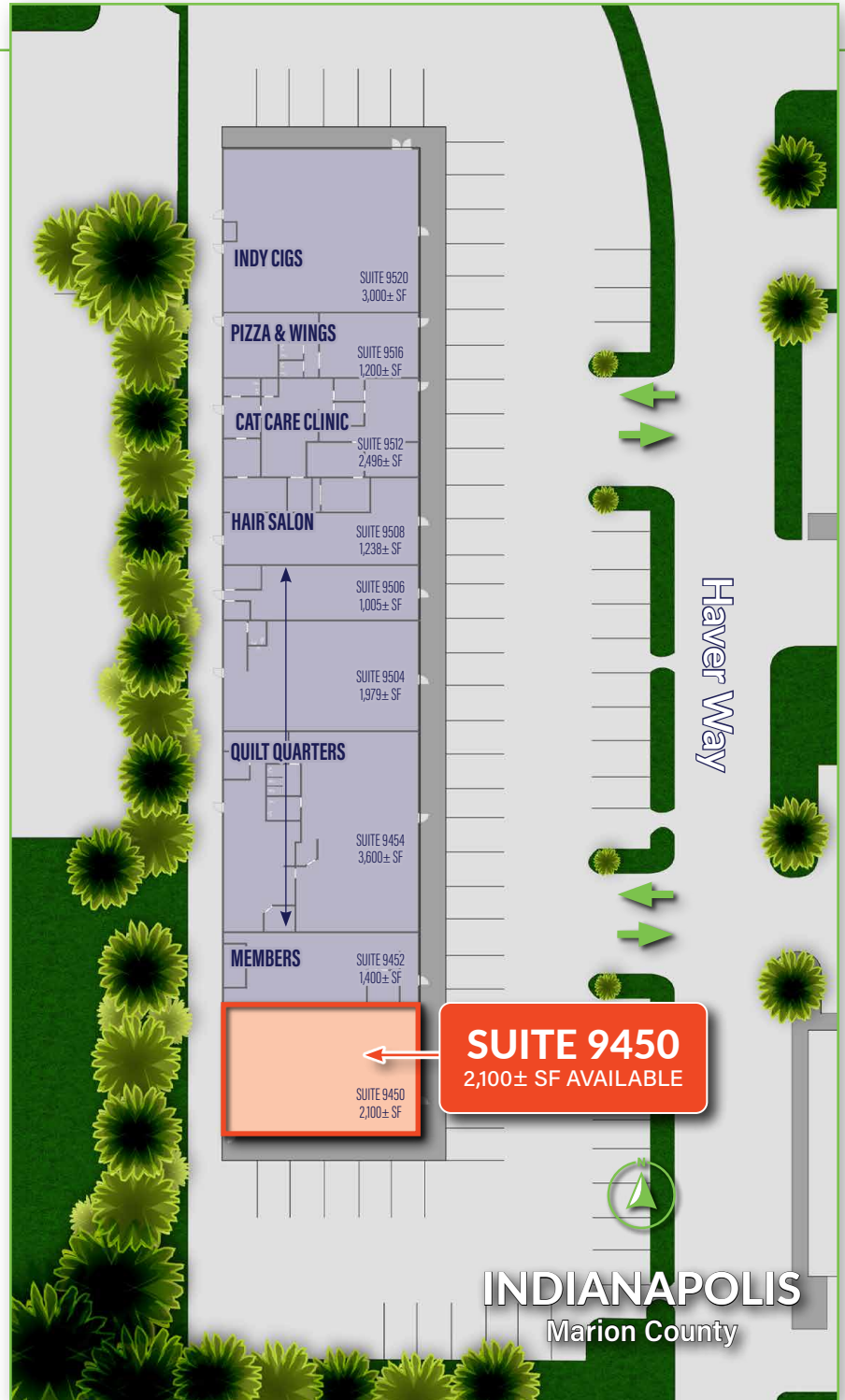
2,100± SF TOTAL IN COMMERCIAL/RETAIL IN KEYSTONE COURT

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EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR

PROPERTY FEATURES:

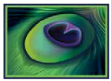
- **FOR LEASE 2,100± SF retail in Keystone Court Shopping Center;** 18,161± SF total in newly renovated shopping center.
- Excellent location on the southwest corner of Keystone Parkway and E. 96th Street on the west side of Haver Way access road.
- Excellent opportunity to become a part of the community located on a busy established major north-south trade corridor.
- Great location for community services and retailers, local restaurateurs and more.
- NEW McDonald's adjacent to center
- Just minutes north of Keystone at the Crossing & The Fashion Mall
- Current tenants include: Members, Quilt Quarters, Hair Salon, Indy Cigs, Cat Care Clinic and Pizza & Wings
- Site is surrounded by many car dealerships and other national retailers in the area as well as minutes from the Precedent Office/Business Park located to east of site.
- Site is at the gateway to the E. 96th Street trade corridor and the north-south gateway to Carmel residential, retail and entertainment venues.
- Good visibility and high traffic counts and strong demographics make this a desirable location benefitting from recent road improvements.



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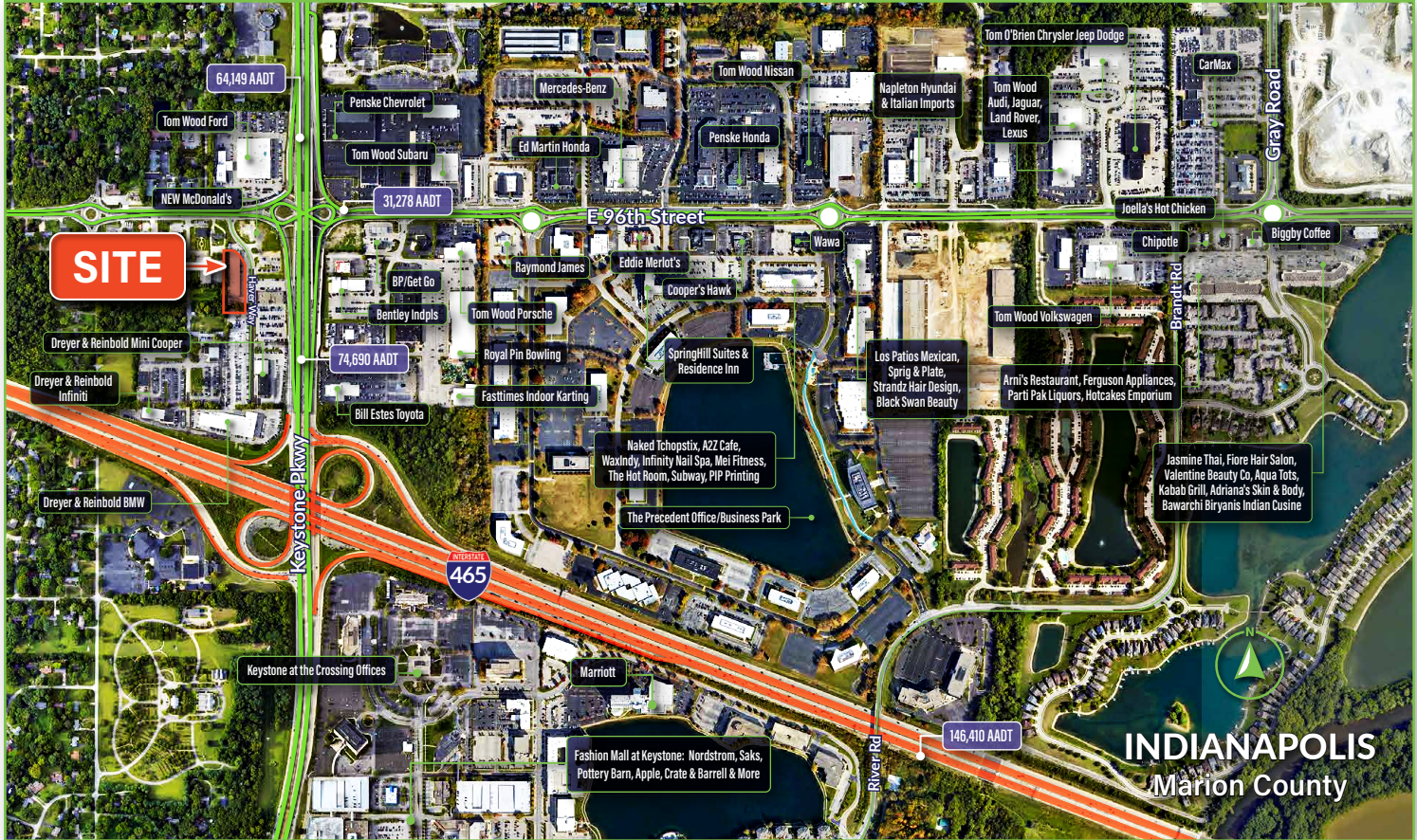
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TRADE AERIAL & DEMOGRAPHICS:



DEMOGRAPHICS		1 MILE	3 MILE	5 MILE	7 MIN
	EST POPULATION 2025	5,361	58,134	180,788	52,046
	ADJ DAYTIME DEMOS 16+	16,547	93,450	205,671	86,571
	PROJ HH ANNUAL GROWTH (2025-2030)	--	-0.3%	-0.2%	-0.1%
	EST HOUSEHOLDS 2025	2,680	27,725	83,426	24,624
	EST AVERAGE HH INCOME 2025	\$131,747	\$130,741	\$140,099	\$124,125
	MEDIAN AGE	35.7	39.7	39.1	38.2
	ANY COLLEGE (SOME COLLEGE OR HIGHER)	83.1%	83.8%	83.6%	82.6%

- **Trade area national retailers include:** Fashion Mall at Keystone (Nordstrom, Pottery Barn, Apple, Saks Fifth Avenue, Crate & Barrel, Restoration Hardware & more), Auto Dealers (BMW, Infiniti, Mini Cooper, Toyota, Bentley, Kia, Ford, Chevy, Subaru, Honda, Acura, Mercedes-Benz, Nissan, Hyundai, Lexus, Porsche, Chrysler, Jeep, Dodge), Banks (Regions Bank, Fifth Third, First Financial, Merchants Bank, Old National Bank), BP, Wawa and more.
- **Trade area restaurants include:** Eddie Merlots, Cooper's Hawk, Naked Tchopstix, La Hacienda, Subway, Joella's Hot Chicken, Arni's, A2Z Cafe, Jasmine Thai, Biggby Coffee and more.

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