

# Castleton Village

*Indianapolis, Indiana*

## PROPERTY HIGHLIGHTS

- Castleton Village is located at the intersection of E. 82nd Street and Craig Street.
- Just west of I-69 Castleton Village is a highly visible retail center.
- This high profile center is passed by more than 40,000 vehicles daily.
- East 82nd Street is one of the busiest and most desirable retail corridors in the state of Indiana.
- Easy accessible to I-69, Indiana 37 and I-465.
- Signalized intersection allowing easy access to center.
- GLA: 33,386
- MSA: , Indianapolis, IN
- Key Tenants are Advance Auto Parts, Redwing Shoes, Skyline Chili and Penn Station

## LEASING CONTACT:

John Beuoy  
jbeuoy@broadbentco.com

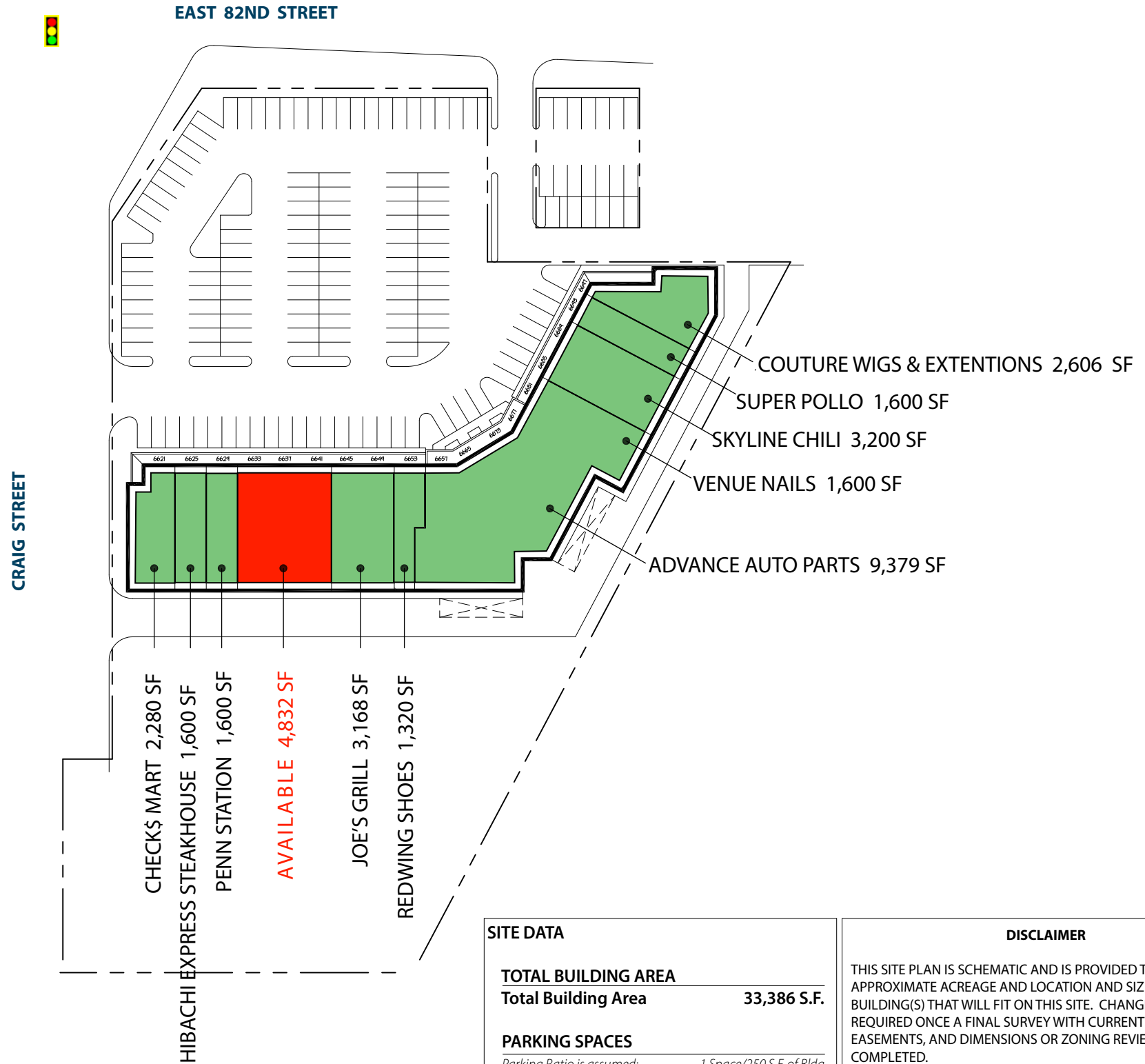
317.237.2900 Office  
888.664.2900 Toll Free  
317.237.2953 Facsimile











## SITE DATA

### TOTAL BUILDING AREA

**Total Building Area** **33,386 S.F.**

### PARKING SPACES

*Parking Ratio is assumed: 1 Space/250 S.F. of Bldg.*

**Spaces Required** **134 Spaces**  
**Spaces Provided** **155 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.

# Castleton Village

Indianapolis, Indiana



## Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	52,496	53,041	174,758	178,199	741,064	766,609
Daytime Population	106,748		232,566		796,478	
Households	24,828	25,148	77,108	79,097	299,993	311,590
Average HH Size	2.09	2.09	2.25	2.23	2.44	2.43
Average HH Income	\$109,357	\$126,741	\$119,489	136,919	\$120,086	\$137,358
Median HH Income	\$80,583	\$92,734	\$87,646	\$102,402	\$83,995	\$99,567
Per Capita Income	\$52,090	\$60,540	\$52,665	\$60,703	\$48,596	\$55,801

## Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
43,941	E. 82nd Street	Bash Street	I-69
44,544	E. 82nd Street	I-69	Shadeland Avenue
146,745	I-465	82nd Street	I-69
137,183	I-69	82nd Street	96th Street
142,604	I-69	82nd Street	I-465

