

Clearwater Village

Indianapolis, Indiana

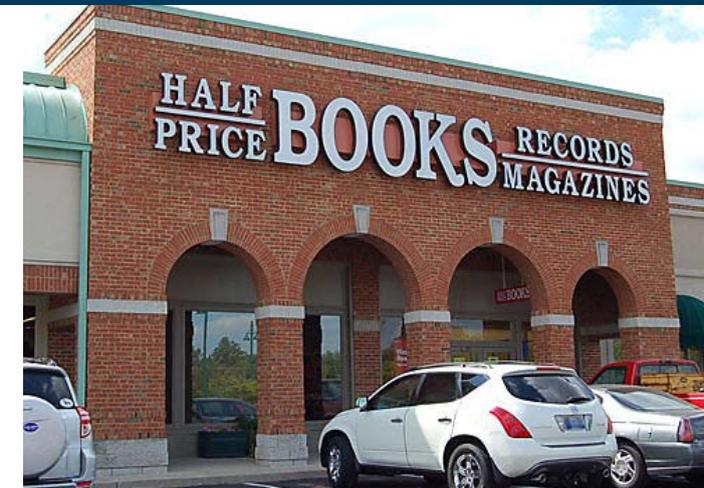
PROPERTY HIGHLIGHTS

- 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



HALF PRICE BOOKS

Splash Salon



HOMEPLEX FURNITURE

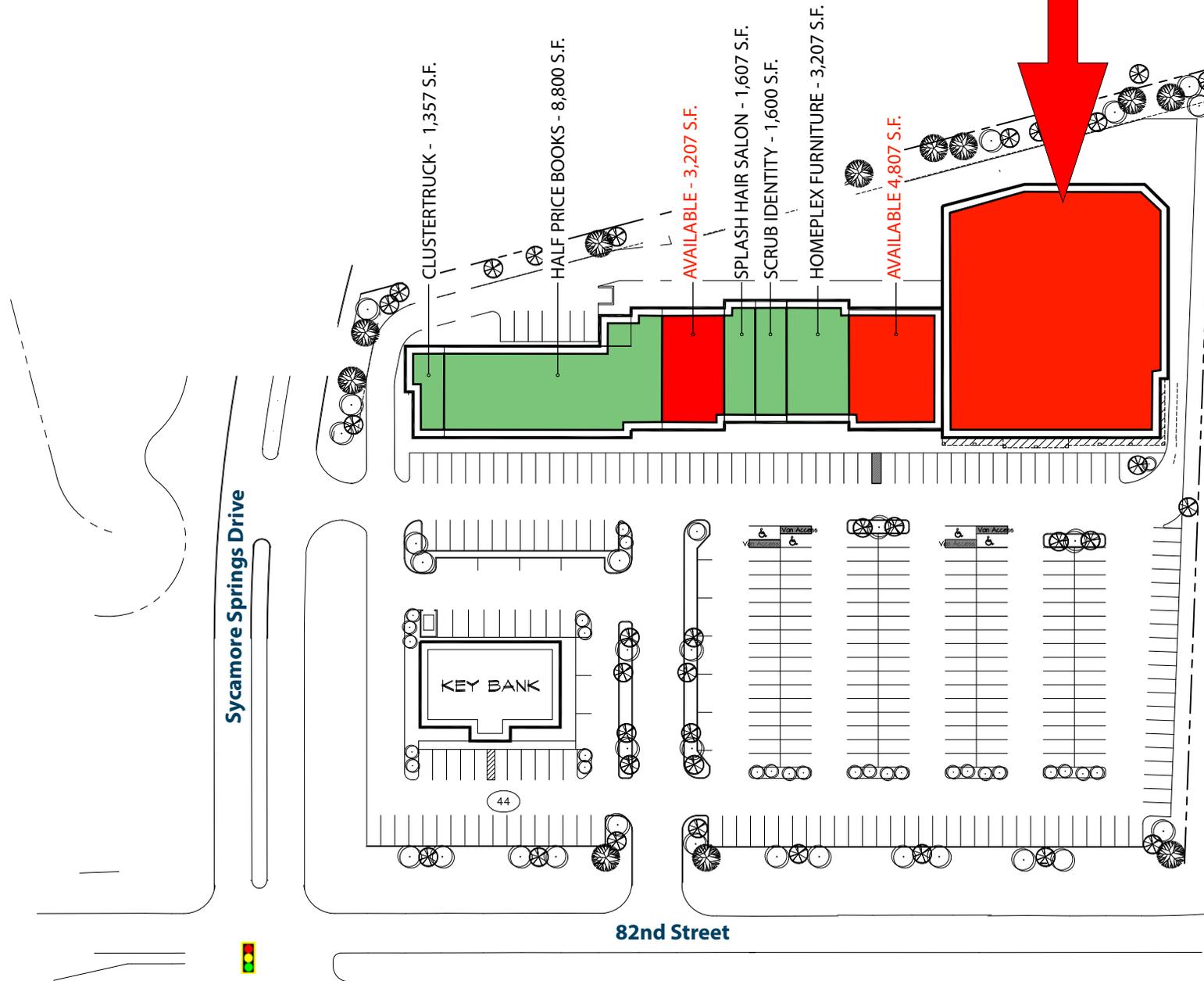
Statesman Drive

82nd Street

23,091 ACPD

7833

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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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	59,144	60,711	176,090	181,140	788,851	814,992
Daytime Population	112,809		248,539		882,041	
Households	28,904	29,803	81,711	84,399	323,767	336,191
Average HH Size	2.02	2.02	2.13	2.12	2.40	2.39
Average HH Income	\$110,265	\$127,088	\$122,853	\$140,617	\$117,783	\$134,881
Median HH Income	\$78,102	\$89,989	\$88,262	\$102,685	\$81,529	\$95,746
Per Capita Income	\$53,956	\$62,441	\$57,014	\$65,525	\$48,328	\$55,643

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
23,091	82nd Street	Dean Road	Allisonville Road
29,916	82nd Street	Allisonville Road	I-465
146,410	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

