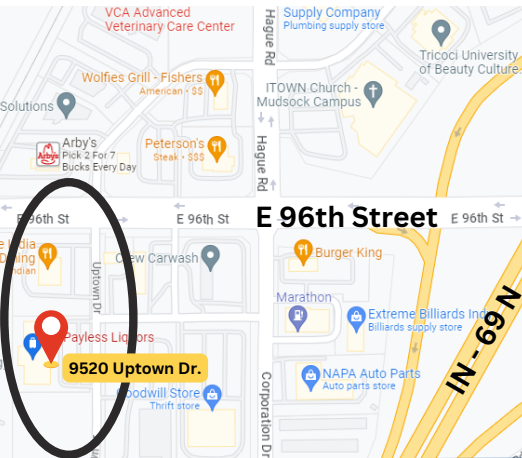


1,600 - 4,800 SQ. FT.



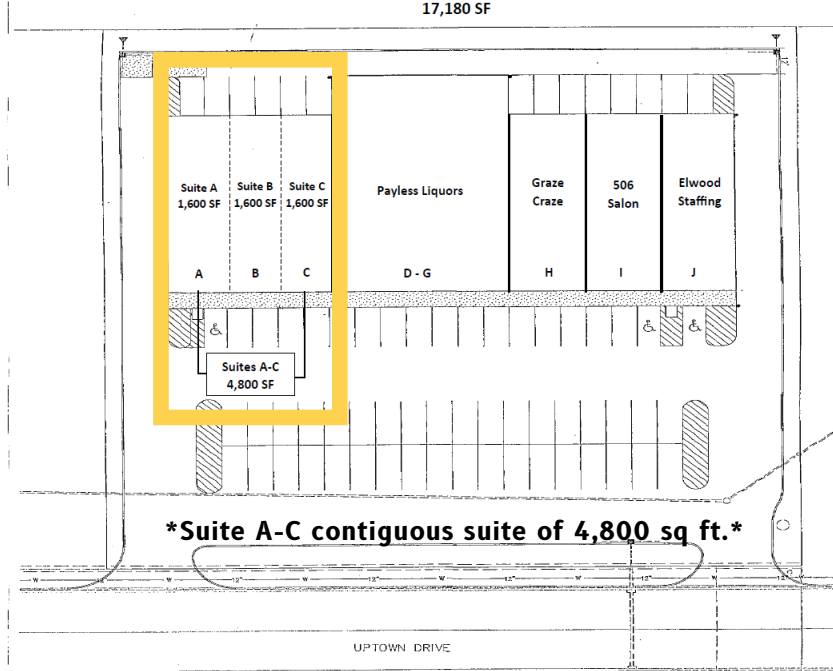
ABOUT THE PROPERTY

- Located in Northeast Indianapolis/Fishers trade area
- Just off of 96th St w/ easy access to I-69
- Trade area population of over 160,000
- Current Tenants: Payless Liquors, Elwood Staffing, and 506 Salon

OUR PROPERTY FEATURES

- Parking: 2 spaces/1,000 sq ft
- 17,180 sq ft shopping center
- Lot size: 1.378 ac
- Constructed in 2004
- 40,000+ VPD via E 96th St & Hague Rd

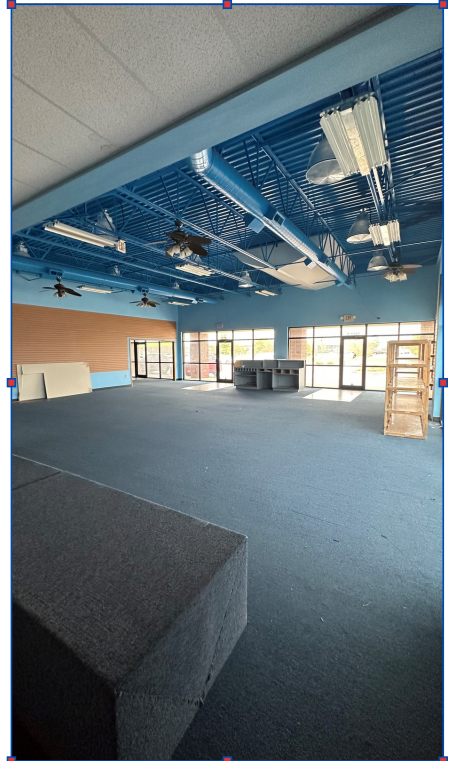
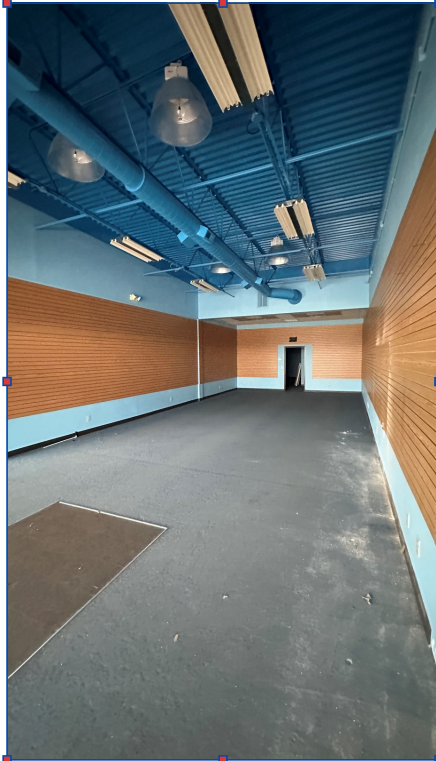
Uptown Shoppes :: 9520 Uptown Drive
17,180 SF



OFFERING SUMMARY:

Building Size: 17,180 SQ FT
 Available SQ FT: 6,400 SQ FT
 Lot Size: 1.378 AC
 Constructed: 2004
 Zoning: Commercial - S

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
A-C	Available	4,800 sq ft
D-G	Payless Liquors	7,580 sq ft
H	Graze Craze	1,600 sq ft
I	Salon 506	1,600 sq ft
J	Elwood Staffing	1,600 sq ft

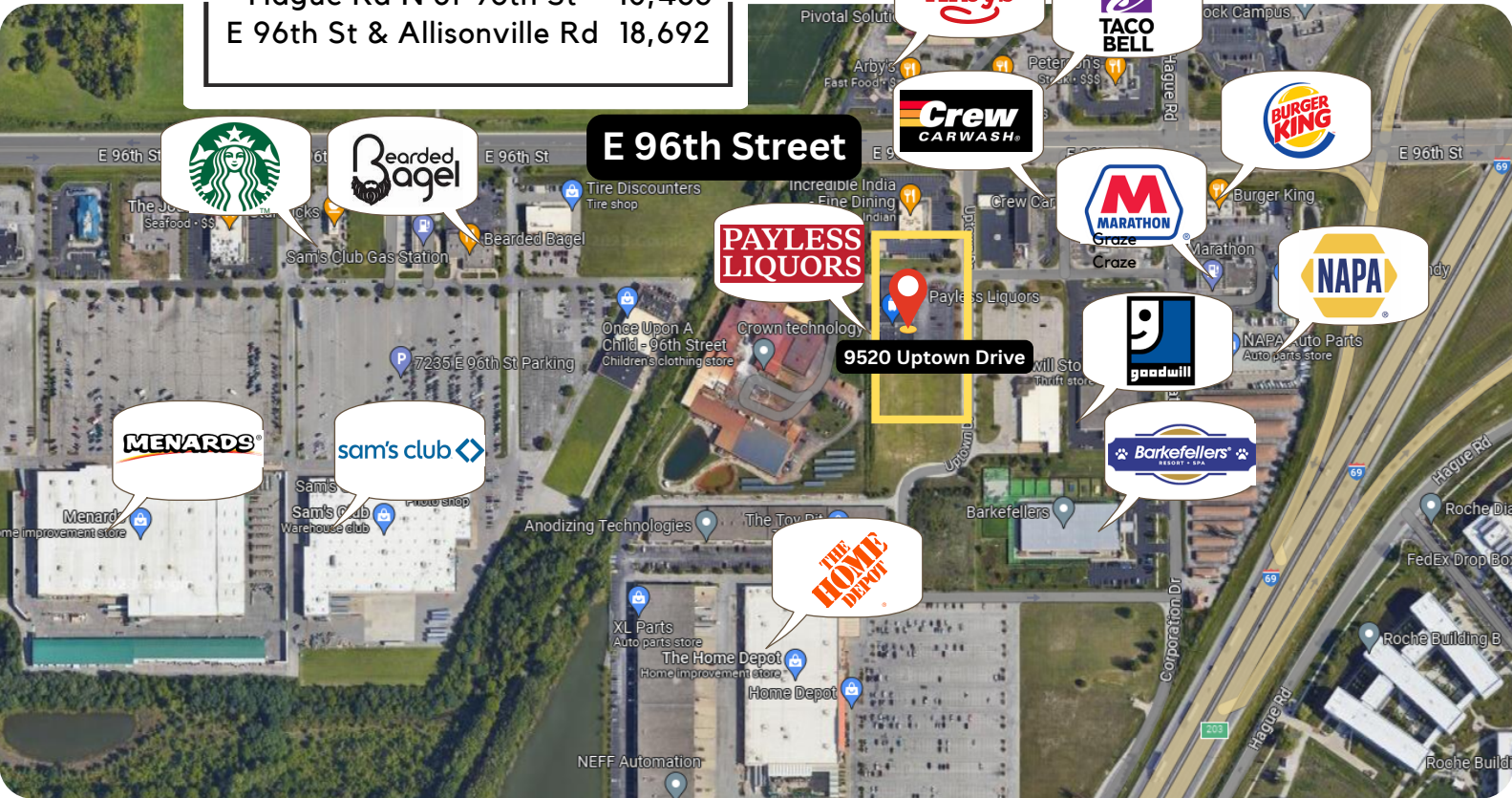


UPTOWN SHOPPPES

9520 Uptown Drive, Indianapolis, IN 46256

DAILY TRAFFIC COUNTS

E 96th St & Hague Rd 41,303
 Hague Rd N of 96th St 10,433
 E 96th St & Allisonville Rd 18,692

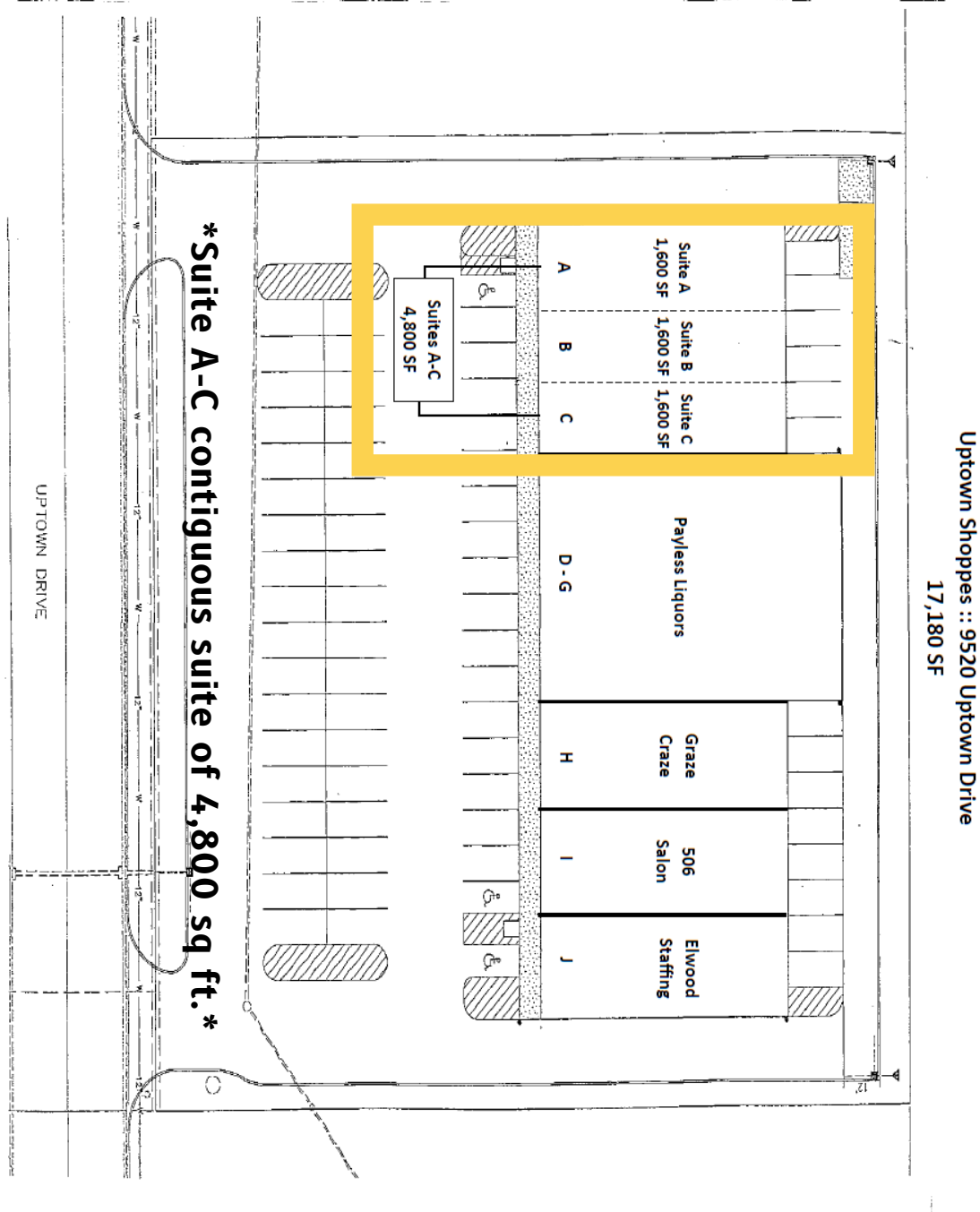


DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	3,164	60,529	162,875
HOUSEHOLDS	1,576	27,064	66,252
AVG. HH INCOME	\$65,044	\$73,687	\$94,084
MEDIAN AGE	39	38	39

information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice

UPTOWN SHOPPPES

9520 Uptown Drive, Indianapolis, IN 46256



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