



6750 Shelbyville Rd.
 Indianapolis, IN 46237
 For Lease/Ground Lease



Property Description

7,600 SF of Retail Space Available located along the main corridor of Franklin Township on Southport Road. Drive-thru available with ample parking and indoor/outdoor patio seating. Space is directly next to Walgreens and Ace Hardware. Minutes from I-65 and major restaurants and national retailers including: Target, Starbucks, Chick-fil-a, Meijer, Crew Carwash, Kroger, Panera, and Kohl's.

Highlights:

- Strong Demographics with High Average Household Income
- Close accessibility to I-65
- Close proximity to Kroger/Retail development in Franklin Township

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	7,600 SF
Lot Size:	1.13 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,536	19,261	54,527
Total Population	6,908	49,256	131,553
Average HH Income	\$107,330	\$91,461	\$71,202

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
 Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com
 Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com



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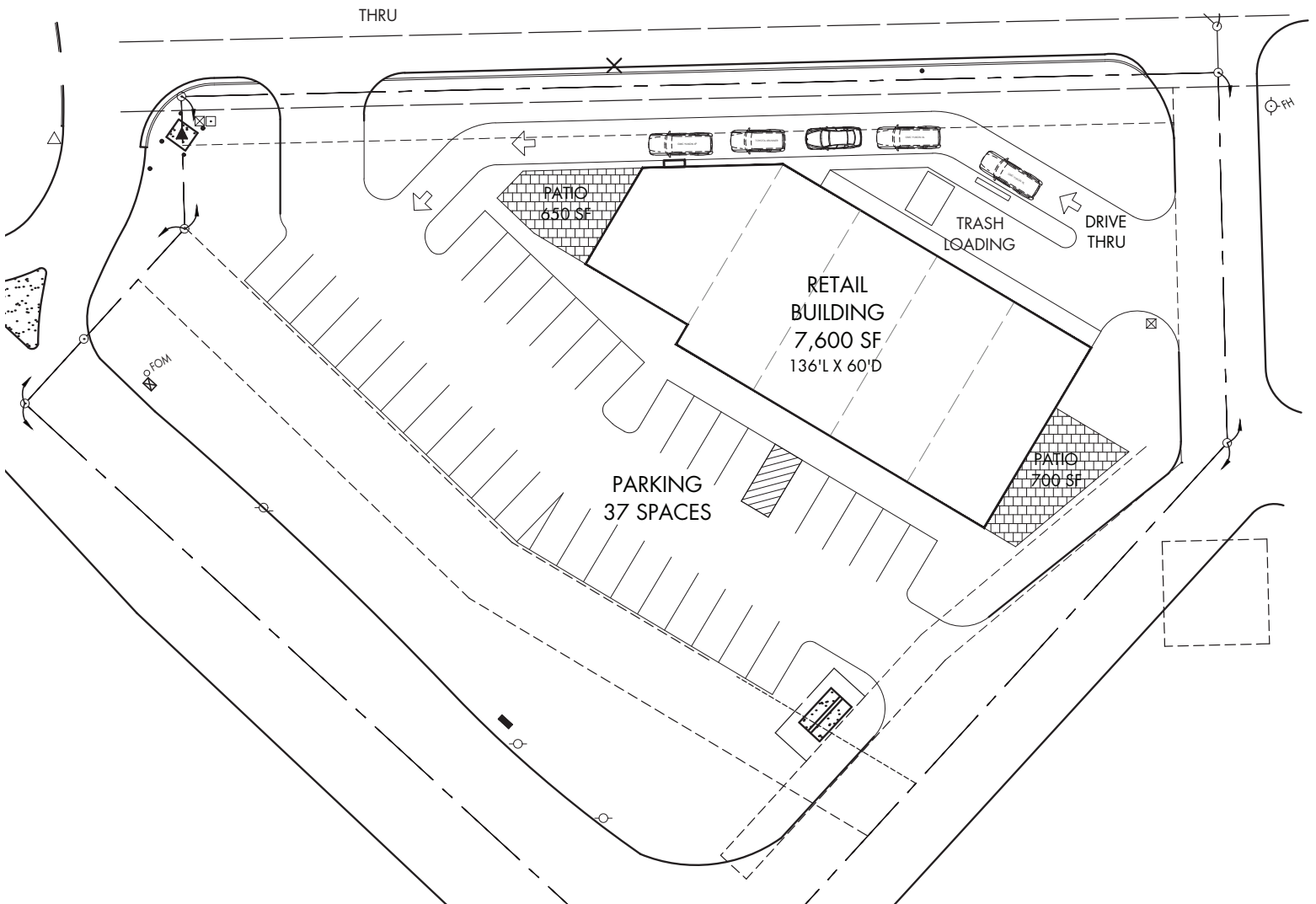
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Conceptual Site Plan



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Area Retailers



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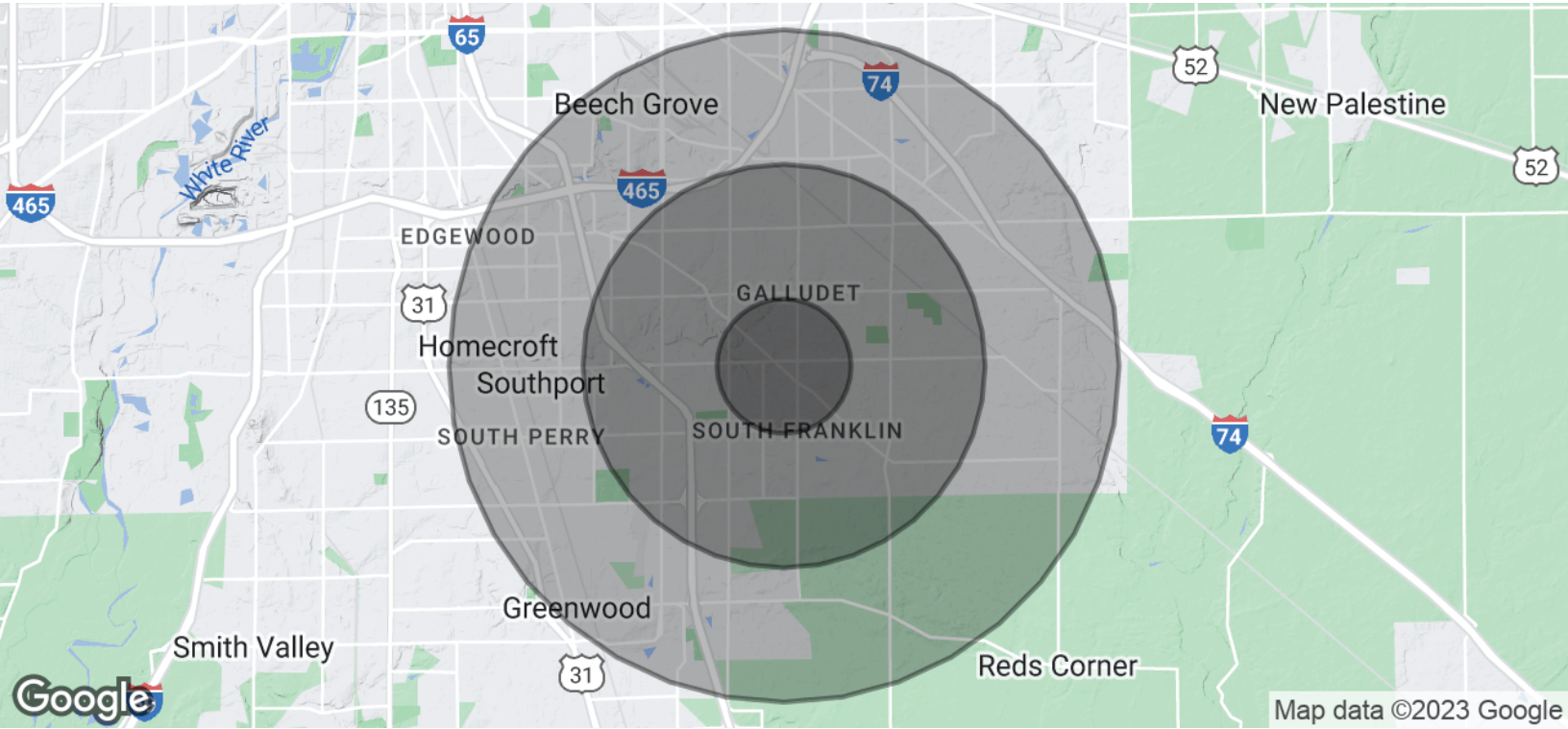
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,908	49,256	131,553
Average Age	39.3	38.0	36.6
Average Age (Male)	37.0	36.5	35.1
Average Age (Female)	40.9	38.5	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,536	19,261	54,527
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$107,330	\$91,461	\$71,202
Average House Value	\$236,582	\$194,914	\$159,172

* Demographic data derived from 2020 ACS - US Census

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