



Windsor Village

21st & Arlington Avenue

Property Details:

- Great East side Location close to I-70
- North of Raytheon and Community East Hospital
- New Ownership & Management
- 54,000 Sq Ft Retail Center
- 12,824 SF Available
- Zoned C-4
- 2 outparcels Available for Ground Lease
- Many Retail and Other Uses Available
- Anchored by Family Dollar, Army Navy Outlet, & Marion County Health



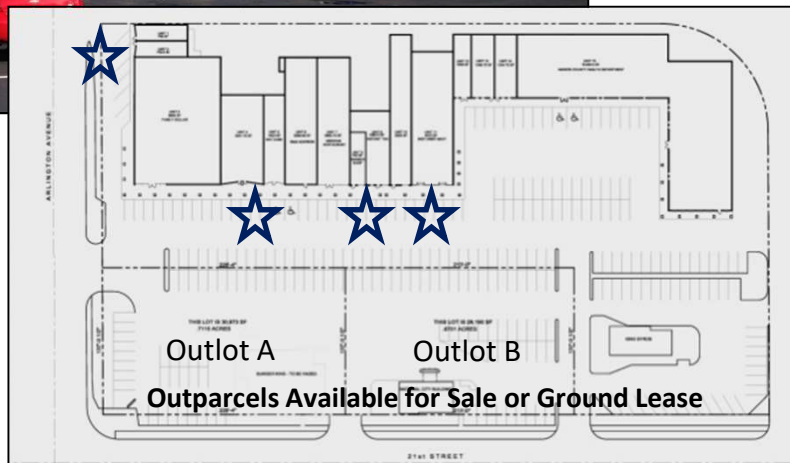
Market Demographics

| | Population | Income | Households |
|---------------|------------|----------|------------|
| 1 Mile Radius | 8,916 | \$39,523 | 3,642 |
| 3 Mile Radius | 91,542 | \$43,725 | 37,009 |
| 5 Mile Radius | 237,863 | \$46,223 | 95,563 |

William Wilson
317-806-6723 Direct Line
317-507-2437 Cell
wwilson@paragoncompanies.com

Paragon Realty, LLC
8700 North Street, Suite 310
Indianapolis, IN 46038
www.paragoncompanies.com

The information contained herein is believed to be accurate but is not warranted as to accuracy and may be changed or updated without notice. Seller or Landlord make no representation as to the environmental Condition of the property and recommends purchaser's or tenants independent investigation.



Windsor Village 21st & Arlington Avenue

| Unit | Space | | Tenant |
|------|--------|---|---------------------------|
| 2145 | 1,484 | ★ | Available |
| 6002 | 9,650 | | Family Dollar |
| 6012 | 3,302 | ★ | Available |
| 6016 | 1,623 | | Available |
| 6022 | 3,589 | ★ | Available |
| 6024 | 3,661 | | Dusk 2 Dawn Childcare |
| 6026 | 732 | | The Learning Ladder |
| 6028 | 1,884 | | The Learning Ladder |
| 6030 | 2,826 | ★ | Available |
| 6032 | 4,870 | | Army Navy |
| 6032 | 1,008 | | Army Navy |
| 6042 | 16,800 | | Marion County Health Dept |

William Wilson
 317-806-6723 Direct Line
 317-507-2437 Cell
wwilson@paragoncompanies.com

Paragon Realty, LLC
 8700 North Street, Suite 310
 Indianapolis, IN 46038
www.paragoncompanies.com

The information contained herein is believed to be accurate but is not warranted as to accuracy and may be changed or updated without notice. Seller or Landlord make no representation as to the environmental Condition of the property and recommends purchaser's or tenants independent investigation.