

CVS SUBLEASE-ALLISONVILLE RD.

9550 Allisonville Rd., Indianapolis, IN 46250

FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Sublease available - with drive-thru
- High visibility for increased exposure - over 43,000 ATC
- Ample parking for tenants & customers
- Strategic location in dynamic northside Indianapolis market
- Excellent signage opportunities to enhance visibility
- Sublease Expires 1/31/2030

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,311 - 12,481 SF
Property Type:	Retail w/ Drive-thru
Building Size:	12,481 SF
NOI:	\$0.00
Cap Rate:	0.0%

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FOR LEASE



PROPERTY DESCRIPTION

Retail space available with a drive-thru—an 11,882 SF sublease. With its strategic location & high visibility, the property provides an excellent platform for businesses to establish a prominent presence. The well-maintained building, ample parking, & signage opportunities enhance the property's appeal. This location is an attractive choice for businesses looking to thrive in a dynamic market.

LOCATION DESCRIPTION

This prime area is a magnet for Retail / Street Retail tenants, with easy access to prominent shopping destinations, interstates, & healthy demographics. This center sits on the corner of Allisonville Rd. & 96th St., one of the busiest intersections in the city. With its strategic location & proximity to major retail & entertainment hubs, the area presents an enticing prospect for retail businesses seeking a prime spot on the north side of Indianapolis.

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FOR LEASE

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Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,311 - 12,481 SF	Lease Rate:	Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9550 Allisonville Rd.	Available	12,481 SF	NNN	Negotiable	Sublease expires 1/31/30.
Suite A - Former CVS	Available	11,170 SF	NNN	Negotiable	-
Suite B	Available	1,311 SF	NNN	Negotiable	-