

# Indianapolis Pavilions Lots

7035 – 7325 E. 96th St.  
Indianapolis, IN 46250  
Marion County



## key features

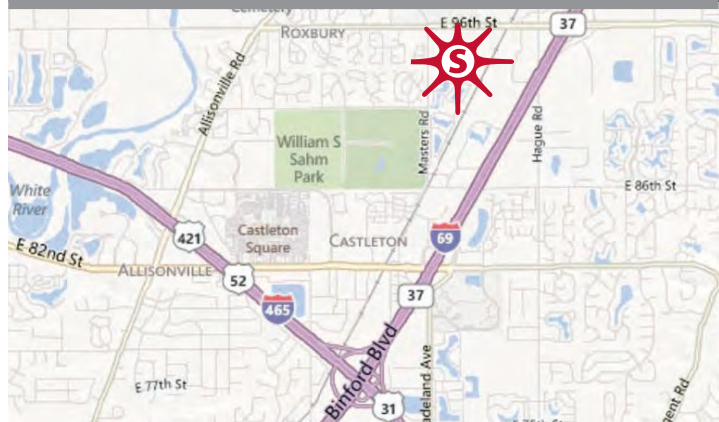
- well-positioned in exciting development area in Fishers along the proposed Nickel Plate Trail
- shadow-anchored by Sam's Club and Menards
- ±15.32-acre anchor pad available for building up to 160,000 sf
- outlots available from ±0.55 to ±2.54 acres
- excellent visibility on major thoroughfare
- daily traffic counts: 50,466 on 96th Street and 136,365 on I-69

## demographics

	1 mile	3 miles	5 miles
population	4,059	60,552	160,924
households	2,329	29,012	70,102
avg. household income	\$80,143	\$110,438	\$139,426
daytime population	6,419	78,385	156,423

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

**lots for ground lease** ±0.55 to ±15.32 acres



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## corner shops

UNIT	TENANT	DIMS.	S.F.
A-D	CONSIGNED BY DESIGN	116.2 x 80	9,299
F1-F2	AVAILABLE	40.5 x 80	3,240
G	AVAILABLE	15 x 80	1,200
H	AVAILABLE	20 x 80	1,600
I	AQUA AESTHETIC STUDIO	15 x 80	1,200
J	PERFECT NAILS	15 x 80	1,200
K	PUNJABI TADKA INDIAN CUISINE	48 x 80	3,840
L	DR. TAVEL OPTICAL	20 x 80	1,600
N	AVAILABLE	52.5 x 80	4,199
O	TAQUERIA ROSALES	24.5 x 80	1,960
P-Q	INDY CARD EXCHANGE	61.5 x 80	4,920
R	AVAILABLE	20 x 80	1,600
S1	GOLD COBBLER	15.2 x 80	1,219
S2	GINO'S SHOE REPAIR	15 x 80	1,200
T	AVAILABLE	18 x 80	1,454
U	JORDAN'S FISH AND CHICKEN	29 x 70	2,030

## railroad shops

UNIT	TENANT	DIMS.	S.F.
A	IZAKAYA JAPANESE BAR & GRILL	60 x 100	6,000
B	ONCE UPON A CHILD	80 x 100	8,000
C	AVAILABLE - FORMER SALON	20 x 100	2,000
D	FACTOR NAIL SALON	24.3 x 100	2,432
E	AVAILABLE	20 x 100	2,000
F	PERANI'S HOCKEY WORLD	56.7 x 100	5,671

## future development

UNIT	TENANT	SIZE
A	VALVOLINE INSTANT OIL CHANGE	1.2 AC
B	OUTLOT AVAILABLE	±0.55 AC
C	OUTLOT AVAILABLE - WILL SUBDIVIDE	±2.54 AC
	ANCHOR LOT	160,000 SF MAX
	LOT AVAILABLE FOR LEASE OR BTS	±0.8 AC

