

**PEACOCK**  
**COMPANIES**  
 commercial real estate

# FOR LEASE

## 9055 E 56TH STREET

### FORMER QSR BUILDING

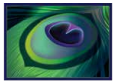
Marion County | SEQ of E 56th Street & N Post Road  
 9055 E 56th Street | Indianapolis, IN 46216

**AVAILABLE DECEMBER 1, 2023**

**3,656± SF QSR BUILDING WITH DRIVE-THRU ON 1.34± ACRES**



**EXCELLENT OPPORTUNITY ALONG ESTABLISHED & WELL-TRAVELED TRADE CORRIDOR**



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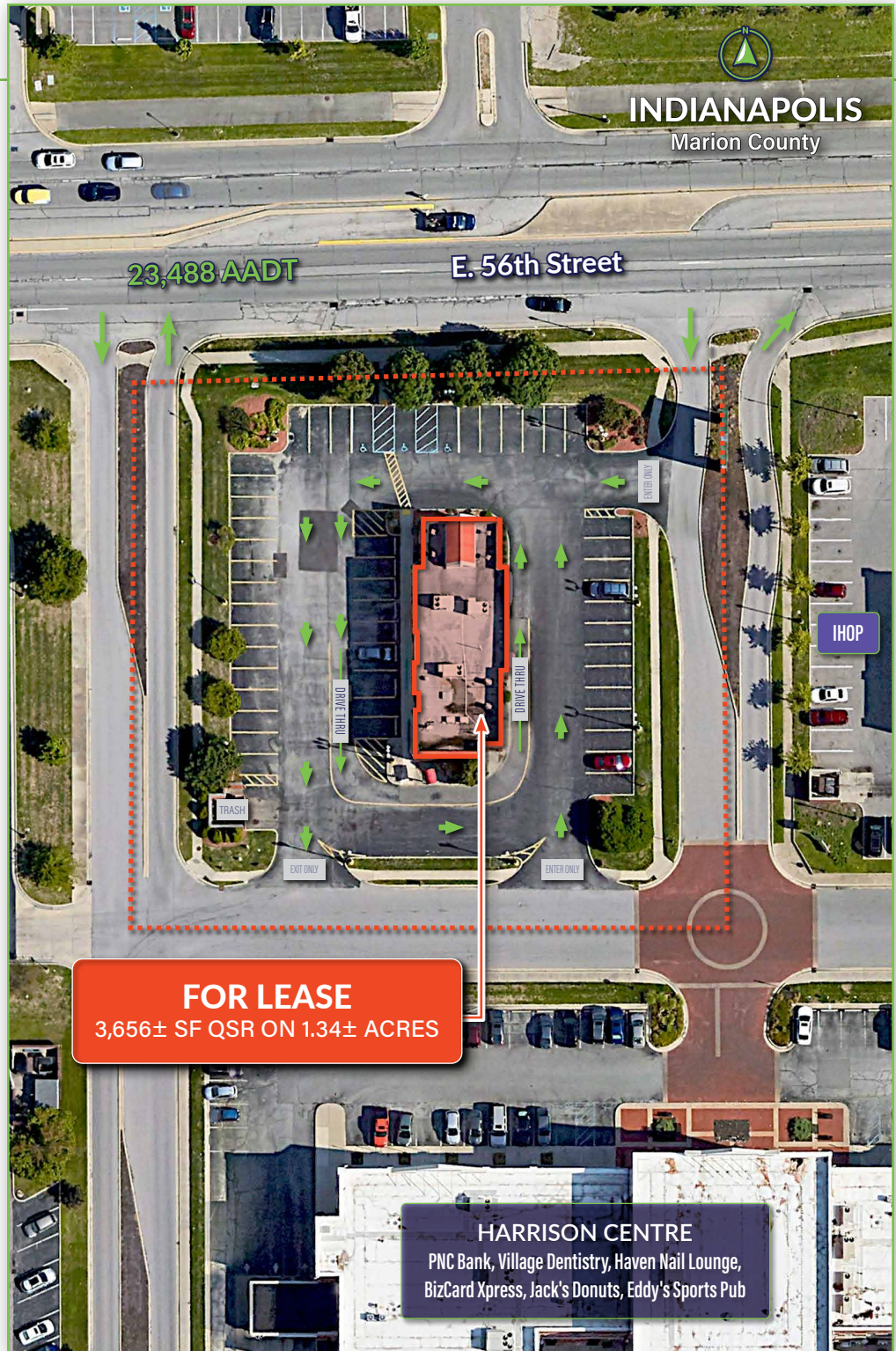
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**PROPERTY FEATURES:**

- **FOR LEASE 3,656± SF QSR WITH DRIVE-THRU ON 1.34± ACRES AVAILABLE 12.01.2023**
- Former quick serve restaurant building on outlot in Harrison Centre retail shoppes
- Current tenants include: Panera Bread, IHOP, Star Financial, Fifth Third Bank, Culver's, PNC Bank, Village Dentistry, Haven Nail Lounge, Jacks Donuts, Eddy's Sports Pub, BizCard Xpress, Great Clips, Subway, The Joint Smoke Shop, Fresenius Kidney Care, Social Security Administration
- Drive-thru window with multiple access points
- Ample parking
- Great visibility on heavily traveled thoroughfare midway between I-465 to the west and Walmart Supercenter to the east
- Well-maintained shopping center adjacent to Defense Finance and Accounting Services Center at the Major General Emmett J. Bean Federal Center; employing 7,501+ employees
- Located on Indy's east side on E 56th Street just 2 miles from the I-465 interchange across from Fort Harrison State Park and military housing and services
- E. 56th Street trade corridor serves nearby military and civilian residents with a mix of national, regional and local retailers and service providers.



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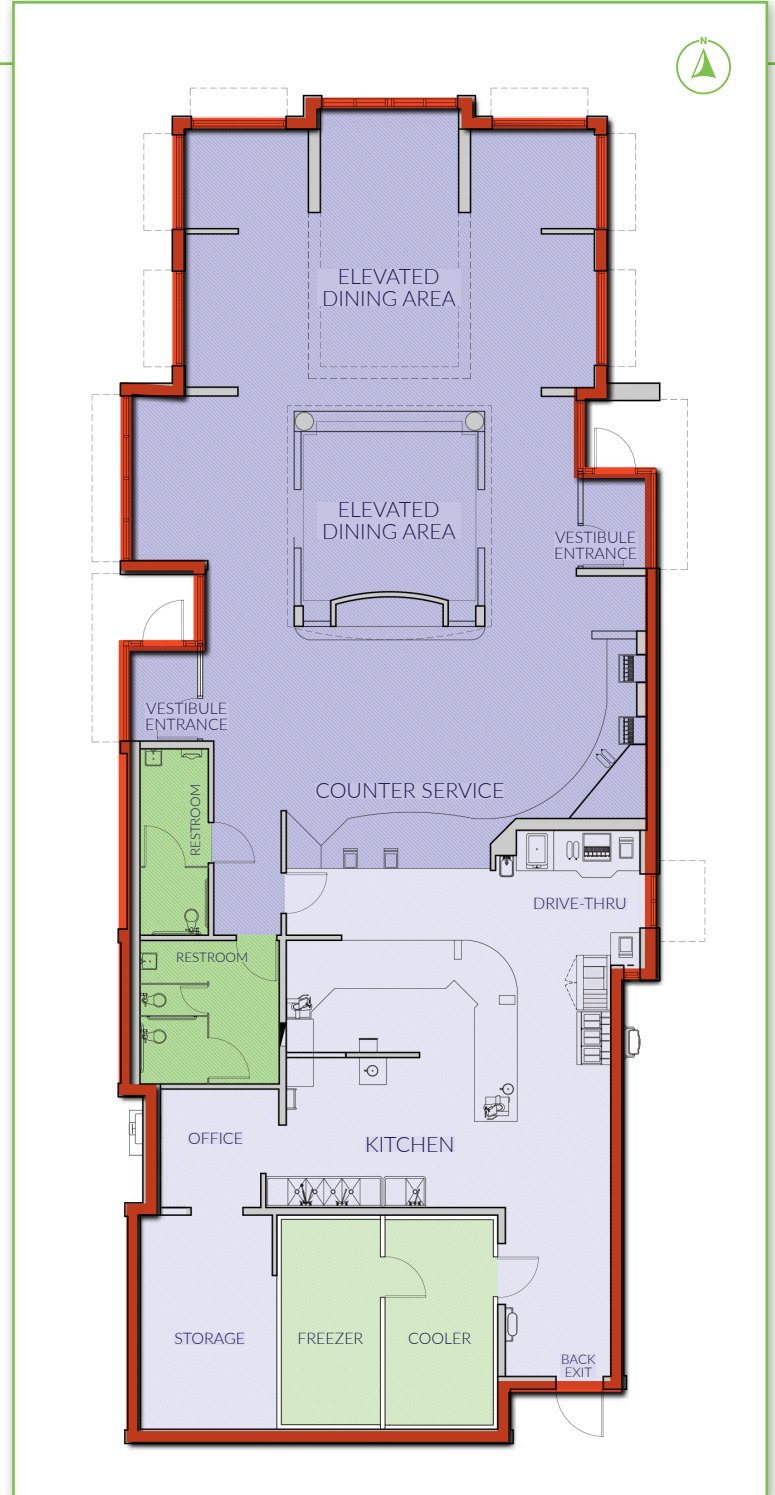
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**FLOOR PLAN:**



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**TRADE AERIAL & DEMOS:**



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MIN
EST. POPULATION 2023	7,721	79,607	190,944	92,558
ADJ. DAYTIME DEMOS 16+	2,841	30,124	82,598	62,192
PROJ HH ANNUAL GROWTH (2023-2028)	1.0%	0.5%	0.5%	0.5%
EST. HOUSEHOLDS 2023	3,567	31,112	76,320	36,262
EST. AVG. HH INCOME 2023	\$66,013	\$76,657	\$91,064	\$86,605
MEDIAN AGE	38.7	33.2	35.4	34.4
ANY COLLEGE (SOME COLLEGE OR HIGHER)	41.6%	51.3%	60.9%	57.2%

- **Trade area national retailers include:** Kohl's, Kroger, Cato, BMO Harris, Donatos Pizza, Wendy's, Steak 'n Shake, Marco's Pizza, Walgreens, The Juicy Seafood, AutoZone, Advance Auto Parts, KFC, McDonald's, Aldi, White Castle, Crew Carwash, Walmart Supercenter, Dollar General, Napa Auto Parts, INDIAN CREEK COMMONS Dollar Tree, Pet Supplies Plus, Watami Sushi, Rainbow, Penn Station, DQ, Rally's, Buffalo Wild Wings, FedEx Office, GameStop, Applebee's
- **Trade area national & regional restaurants include:** Panera, Applebee's, Buffalo Wild Wings, KFC, DQ, McDonald's, Smoothie King, Marco's Pizza, Donatos Pizza, Wendy's, White Castle, Rally's, Steak 'n Shake, IHOP, Subway, Penn Station, Culver's, The Juicy Seafood, Jack's Donuts, Jockamo Pizza, La Hacienda Mexican, Watami Sushi and many local food retailers.

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