

NEW MEDICAL / RETAIL FOR LEASE

5540 SOUTH EAST STREET | INDIANAPOLIS, IN 46227

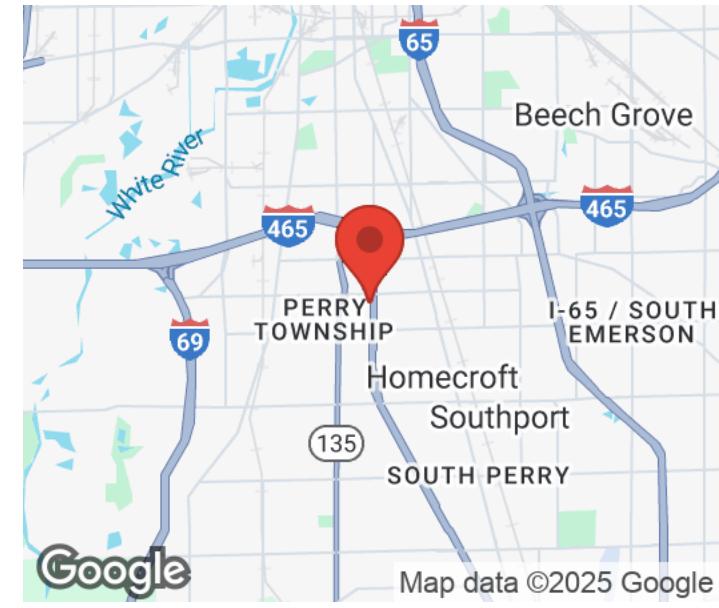


Property Information

Available SF:	8,162 RSF
Lease Rate:	\$25.00/RSF/YR
Lease type:	NNN
Lease Term:	7 - 10+ Years
TIA:	\$45.00/RSF
Building SF:	21,134 RSF
Building Class:	A
Parking:	92 spaces
Parking Ratio:	4.36
Signage:	Building & Pylon
Sub-market:	Edgewood/South County
Year Built:	2024
Zoning:	Commercial C-4

Property Highlights

- New Construction Medical Retail - Ready for Immediate Shell Delivery!
- Up to 8,162 RSF +/- SF available
- Divisible to 1,600 +/- Square Feet
- Medical, Office, and Retail are all suitable uses for the property
- Heavy parking ratio: 4.36 spaces / 1,000 SF, 50% more than required
- Located on an IndyGo bus route, nearest stop 0.1 miles away
- Tenant Improvement Allowance Included
- Join Indiana Surgery & Vascular Center, Infinite Scrubs & Edward Jones



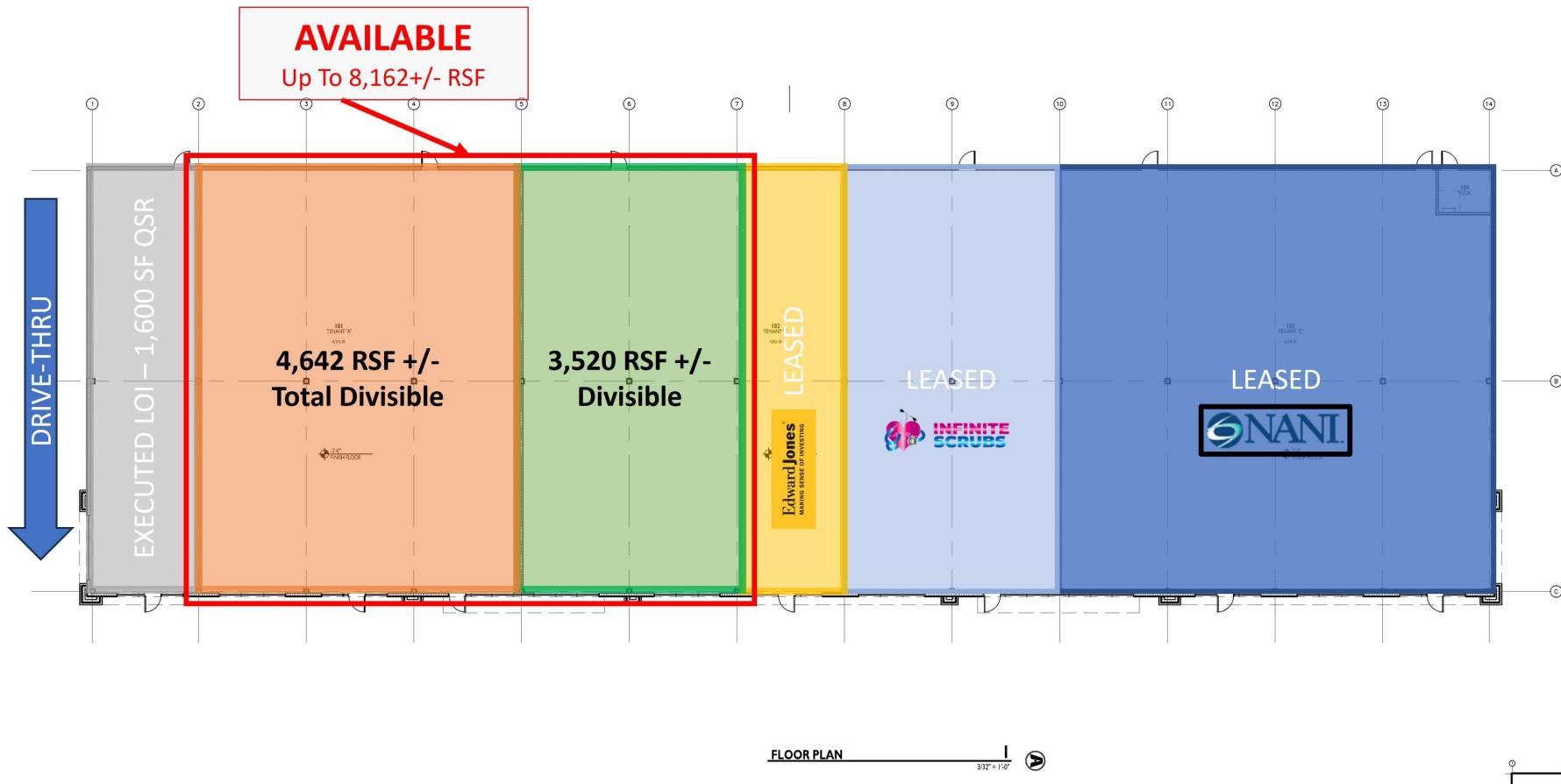
PROPERTY PHOTOS

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AVAILABILITY PLAN

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Available Suites

Suite	Size	Rate	Type	Condition
116 (Orange)	4,642 RSF +/-	\$25.00 /sf/yr	NNN Lease	New/Shell
114 (Green)	3,520 RSF +/-	\$25.00 /sf/yr	NNN Lease	New/Shell

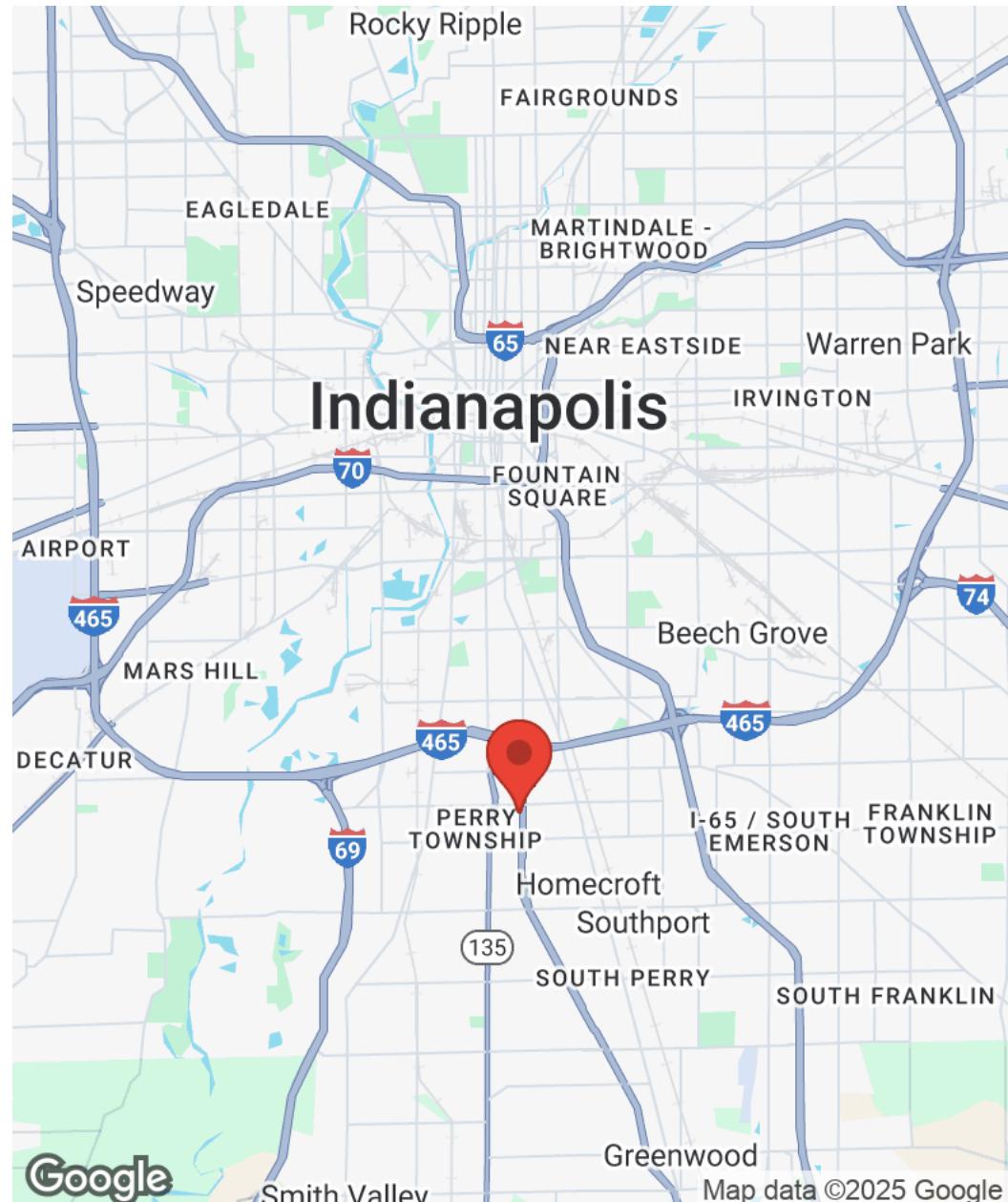
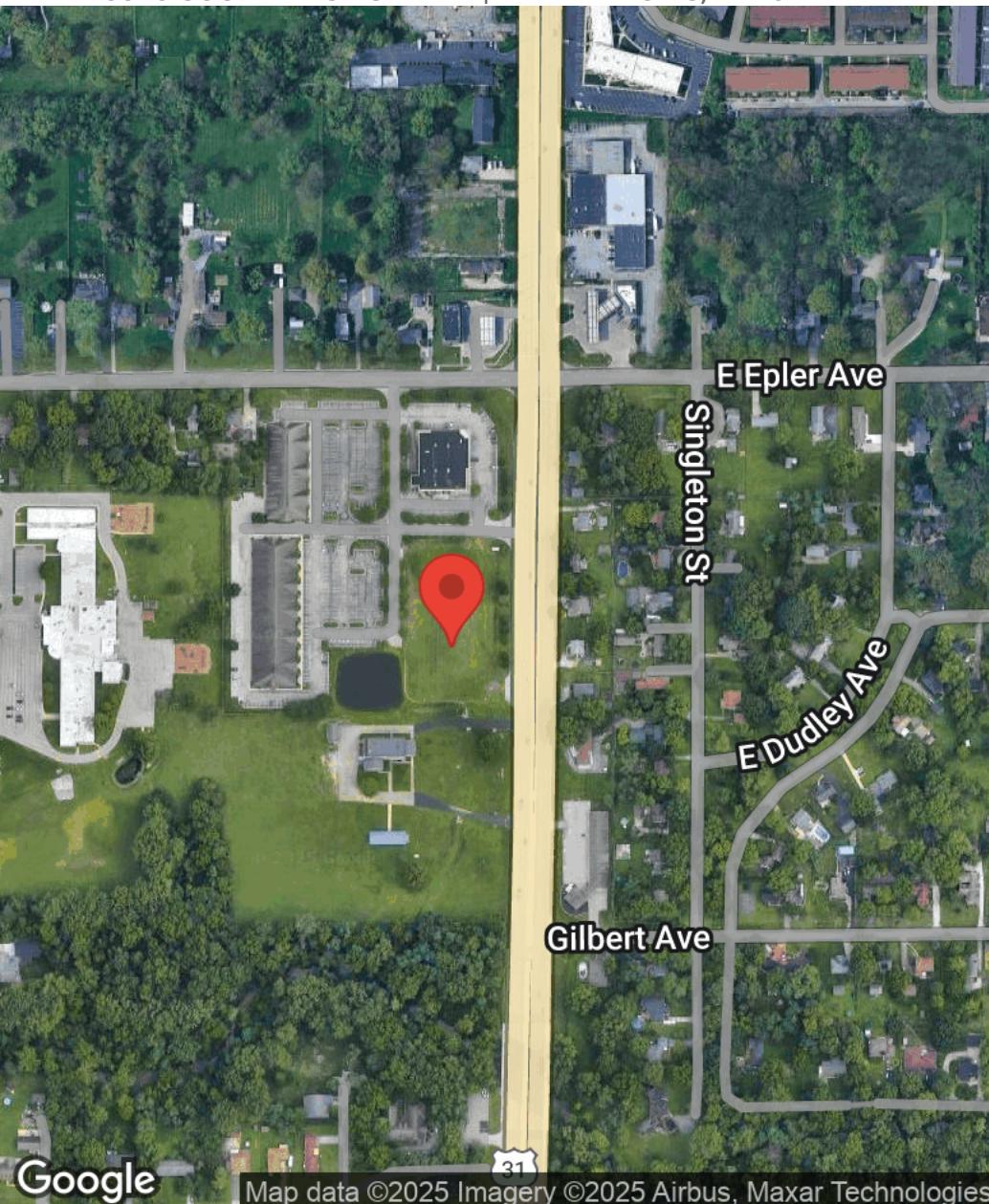
Property Overview

This new construction class A medical retail building provides the perfect opportunity for a build-to-suit space for Tenant's specific needs. Construction is completed, and shell spaces are ready to be delivered immediately. Located at Epler Ave & S East Street, this new building provides easy access to 465, all of the south side of Indianapolis and Greenwood. Join NANI, Infinite Scrubs, and Edward Jones.

8,162 +/- Square Feet remaining, Divisible to 1,600 +/- RSF

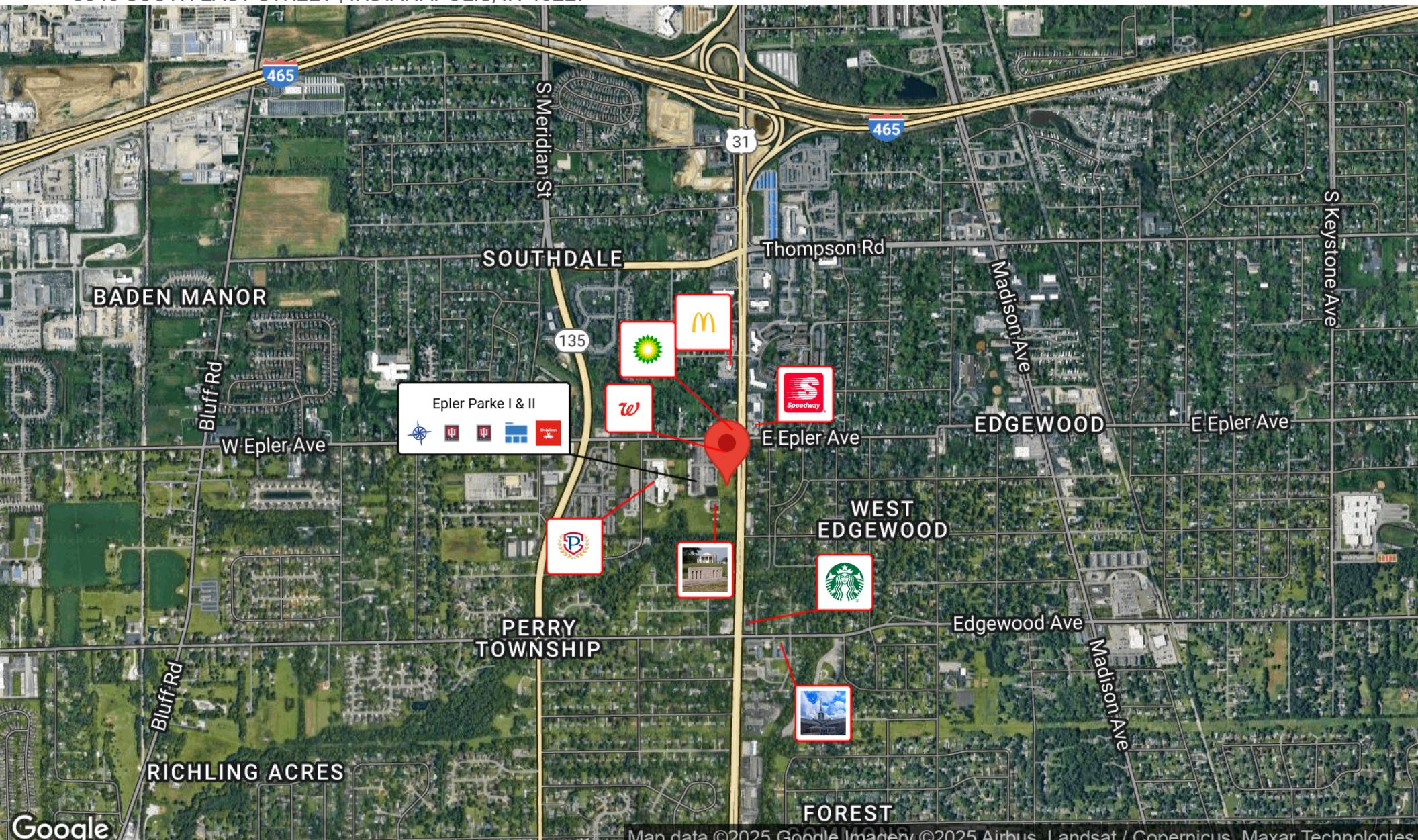
LOCATION MAPS

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BUSINESS MAP

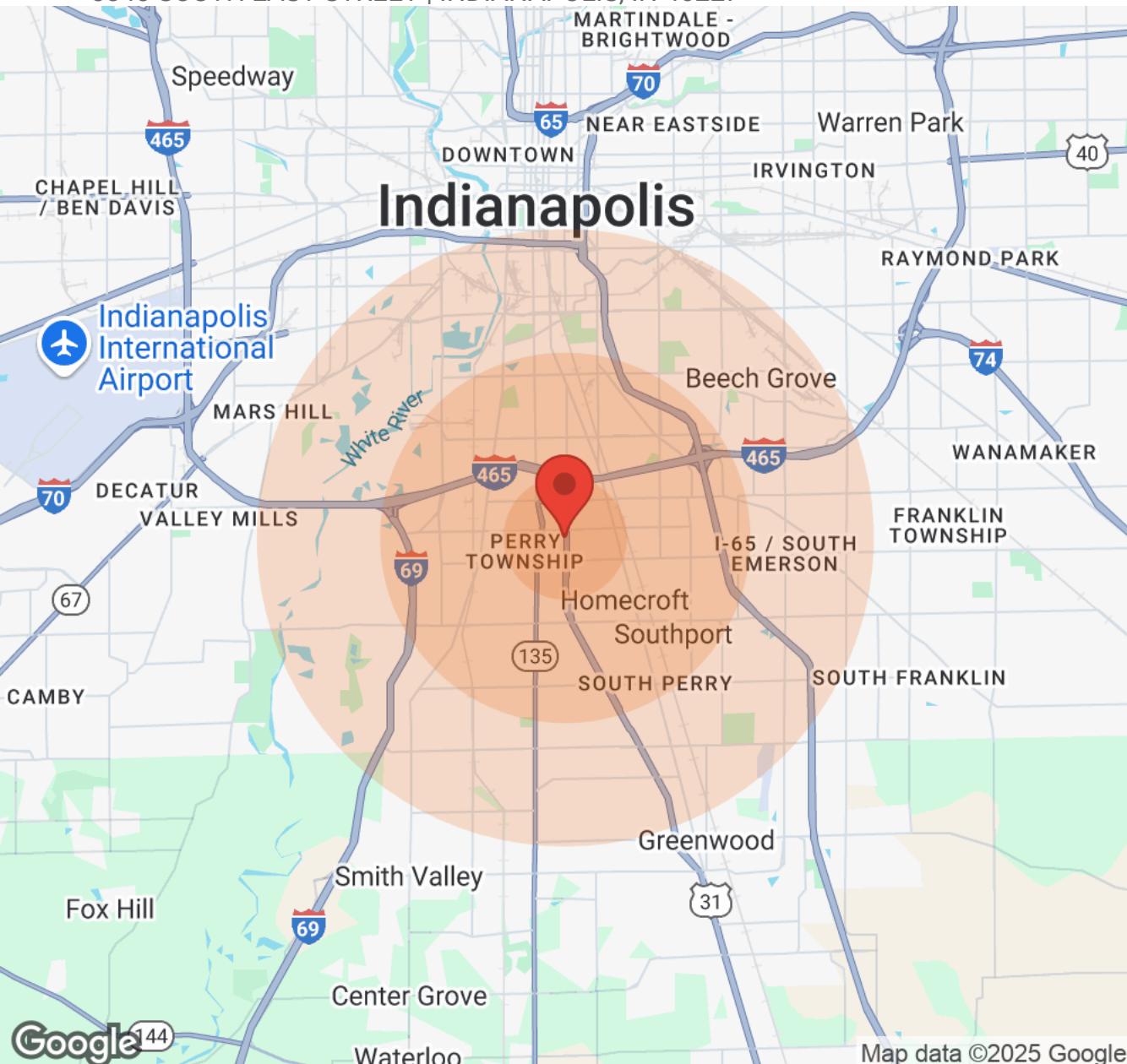
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DEMOCRAPHICS

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	1 Mile	3 Miles	5 Miles
Population			
Male	4,610	38,712	96,342
Female	4,749	40,683	101,614
Total Population	9,359	79,395	197,956
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,892	17,080	43,037
Ages 15-24	1,111	10,275	26,314
Ages 25-54	3,880	31,708	78,742
Ages 55-64	1,110	8,998	22,547
Ages 65+	1,366	11,334	27,316
Race	1 Mile	3 Miles	5 Miles
White	8,015	66,884	170,961
Black	259	2,936	8,515
Am In/AK Nat	7	29	86
Hawaiian	N/A	N/A	8
Hispanic	902	7,470	16,524
Multi-Racial	1,408	11,634	26,360
Income	1 Mile	3 Miles	5 Miles
Median	\$48,696	\$44,600	\$40,064
< \$15,000	473	3,963	10,253
\$15,000-\$24,999	511	3,814	10,611
\$25,000-\$34,999	403	4,193	10,187
\$35,000-\$49,999	530	5,356	12,824
\$50,000-\$74,999	907	6,507	16,005
\$75,000-\$99,999	562	3,521	8,883
\$100,000-\$149,999	397	3,204	7,517
\$150,000-\$199,999	174	603	1,586
> \$200,000	17	234	807
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,175	33,977	87,357
Occupied	3,793	30,978	78,499
Owner Occupied	2,089	18,114	46,222
Renter Occupied	1,704	12,864	32,277
Vacant	382	2,999	8,858