

FOR LEASE

BROAD RIPPLE | GLENDALE TRADE AREA

6100 N Keystone Ave | Indianapolis, IN 46220



PROPERTY SUMMARY

- + Rare Development Opportunity across the street from Glendale Town Center
 - Revised Site Plan featuring Traditional Retail & QSR
 - 7,500sf, Divisible down to 1,600sf, Inline & Endcap Available
 - Free Standing QSR with Drive-Thru Available (flexible sizing)
 - Glendale Town Center ranks in top 10% of shopping centers in Indiana
 - 3.8mm visits in the last 12-months (placer.ai)
- + Combined intersection traffic of 50,000 VPD
- + Affluent trade area with \$111k average HH Incomes in 3-mile radius



TRAFFIC COUNTS

STREET	ADT
N Keystone Ave	34,686
E 62nd Street	15,084

Information deemed reliable, but not guaranteed. Subject to change without notice.

Kevin Jones
Sr. Director Leasing
317.702.7199
kevin@theCREpros.com

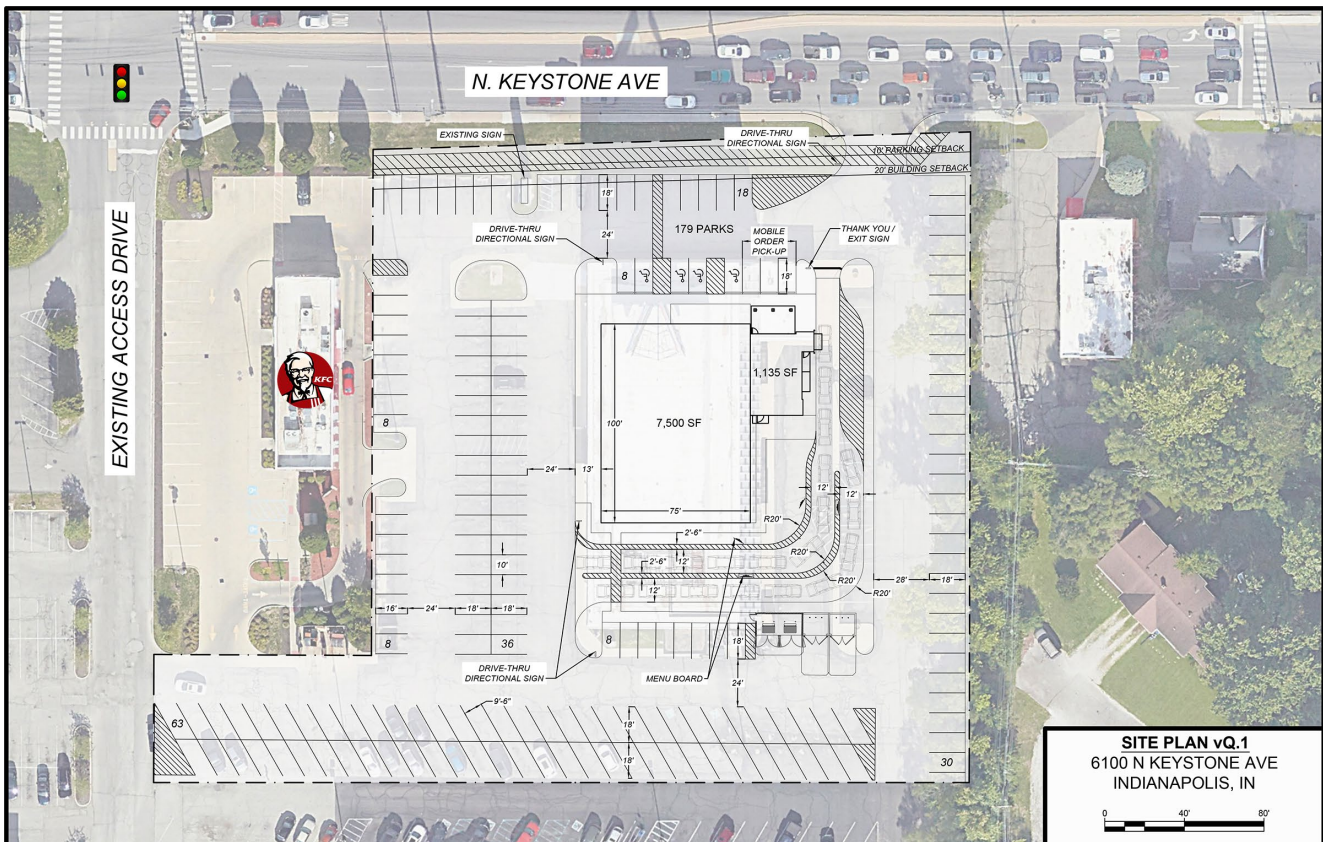
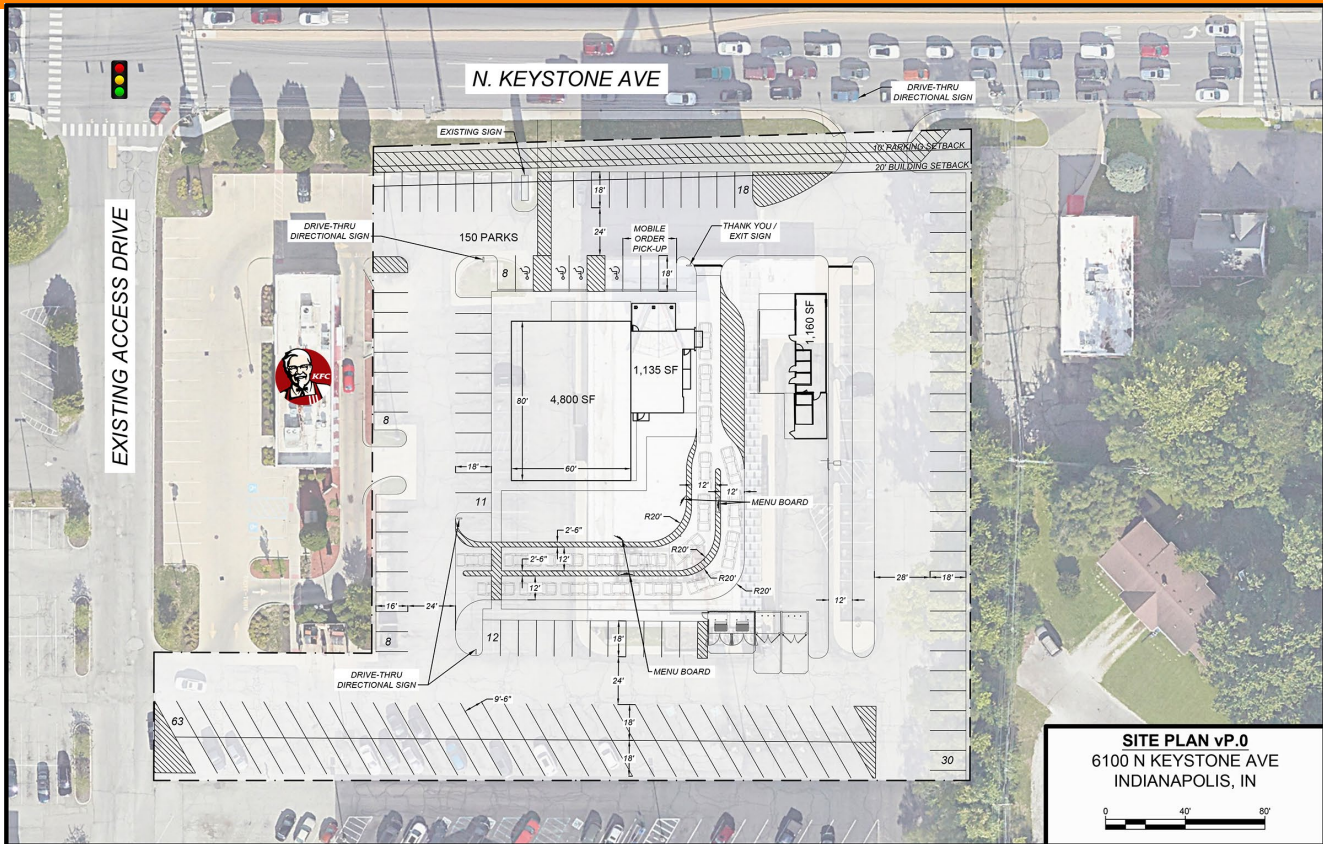
metaCRE

James Cloud
Broker
317.436.9700
james@theCREpros.com

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Thomas English
Retail Real Estate

Owner | Developer

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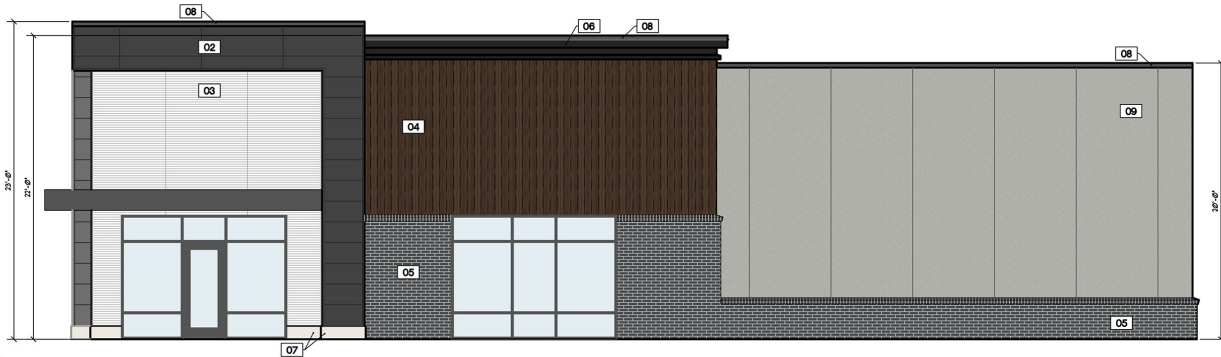
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Elevations



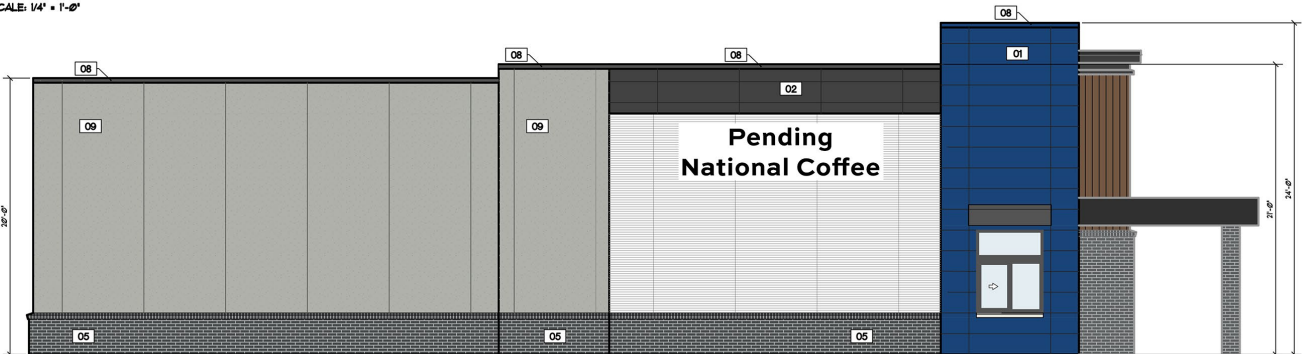
① FRONT ELEVATION

SCALE: 1/4" = 1'-0"



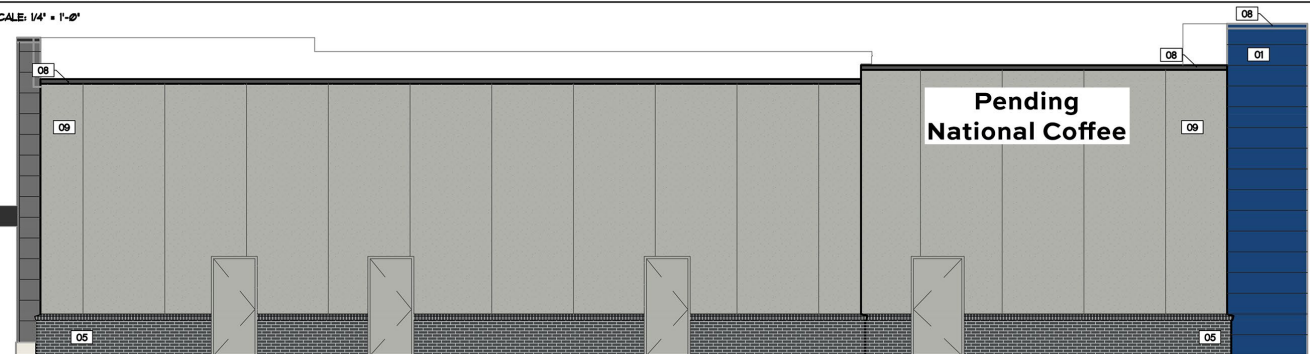
② SIDE ELEVATION

SCALE: 1/4" = 1'-0"



③ SIDE ELEVATION

SCALE: 1/4" = 1'-0"



④ REAR ELEVATION

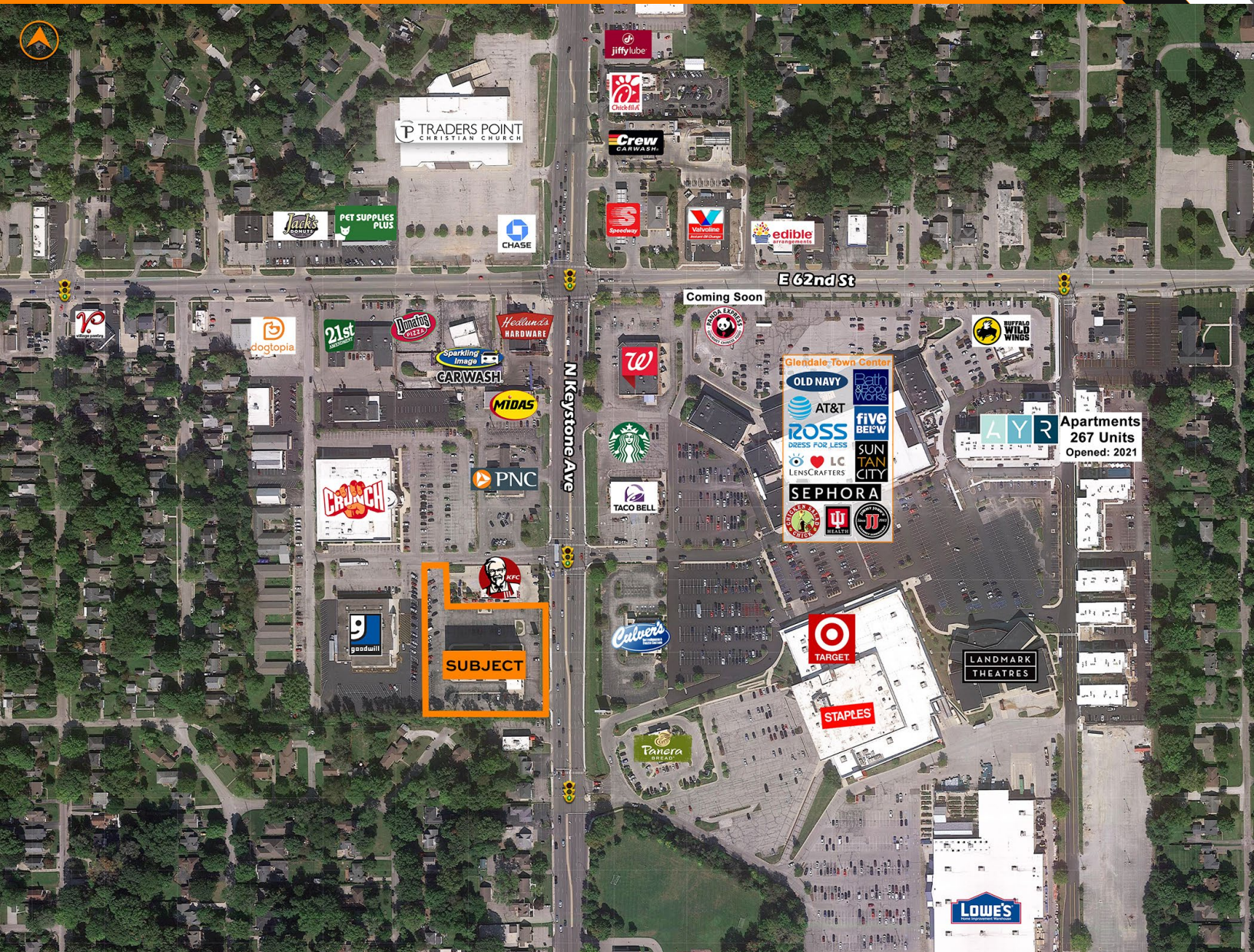
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	1 Mile	3 Mile	5 Mile
DEMOGRAPHICS			
Est. Population	11,267	74,564	222,162
Est. Average HH Income	\$133,125	\$143,575	\$109,998
Est. Households	5,748	34,425	97,970
Daytime Population	5,021	35,055	137,410

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