

FOR LEASE

5735

Crawfordsville Road

SPEEDWAY, IN 46224

1,325-2,650 SF NEW CONSTRUCTION - DELIVERY EARLY 2025



JOIN TROPICAL SMOOTHIE CAFE IN THIS NEW RETAIL CENTER FRONTING CRAWFORDSVILLE ROAD.

KEY HIGHLIGHTS:

- ✓ Across from the Speedway Super Center with Kroger's, Kohl's, TJ Maxx, Petco, Ross, Burlington, and Five Below.
- ✓ West of the Indianapolis Motor Speedway and the Main Street District.
- ✓ Traffic count: \pm 27,752 vehicles per day on Crawfordsville Rd

FOR MORE INFORMATION CONTACT:

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LOCATION HIGHLIGHTS:

- ✓ ± 27,752 vehicles/day for high visibility.
- ✓ Across from Speedway Super Center.
- ✓ Modern retail space, ready early 2025.
- ✓ Close to Indianapolis Motor Speedway.
- ✓ Established residential neighborhoods nearby.
- ✓ Convenient access to amenities and dining.

Demographics	1 mile	3 mile	5 mile
Population 2023	14,378	110,715	223,531
Population Projected 2028	14,356	109,966	223,860
Average HH Income	\$71,036	\$65,716	\$73,703
Total Households 2023	6,251	44,926	88,621
Households Project 2028	6,256	44,835	89,185

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