

3303-3345 WEST 45TH STREET | HIGHLAND, IN 46408



DETAILS

Available SF	1,550 - 6,515 SF
Lease Rate	\$10.00 - 12.00 SF/Yr (NNN)
NNN's	Approx \$3.50/SF
Lot Size	1.27 Acres
Building Size	50,101 SF
Year Built	1965
Zoning	Commercial
Market	Highland
Cross Streets	West 45th Street & Farmer Drive

PROPERTY OVERVIEW

Highly visible retail space available for lease at Highland Square anchored by Planet Fitness and adjacent to Dollar General. The center is well located along 45th Avenue with a wide array of available units space ranging from 1,550 - 6,515 square feet with a variety of interior layouts. The property is less than 2-miles from Interstate 94 (I-94) and Indianapolis Boulevard, providing customers, commuters and delivery vehicles convenient access to the property. Strong mix of co-tenants including Planet Fitness, Overstuffed Sandwiches, Scissors Salon, Artistic Family Dental, Help at Home, and Joe & Joe Wireless. National retailers nearby include Dollar General, adjacent to the building to the east, CVS/Pharmacy, Walgreens, ACE Hardware, Sprint, All-State Insurance, and Family

PROPERTY HIGHLIGHTS

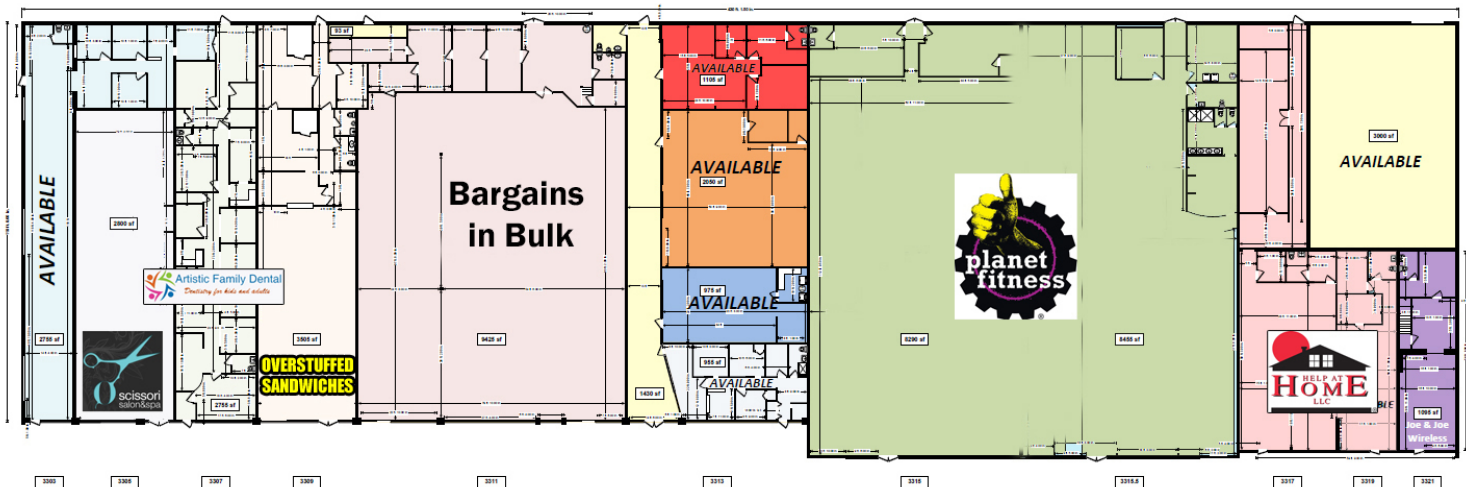
- Various retail and office units available along 45th Street in Highland
- Tenant signage facing 45th Avenue provides visibility and exposure to approximately 17,000 VPD
- Turn key leasing opportunities for a small scale grocer and a fitness facility

FOR LEASE

Prime Leasing Opportunity Along 45th Street Anchored By Planet Fitness and Adjacent to Dollar General

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[ADDITIONAL PHOTOS](#)

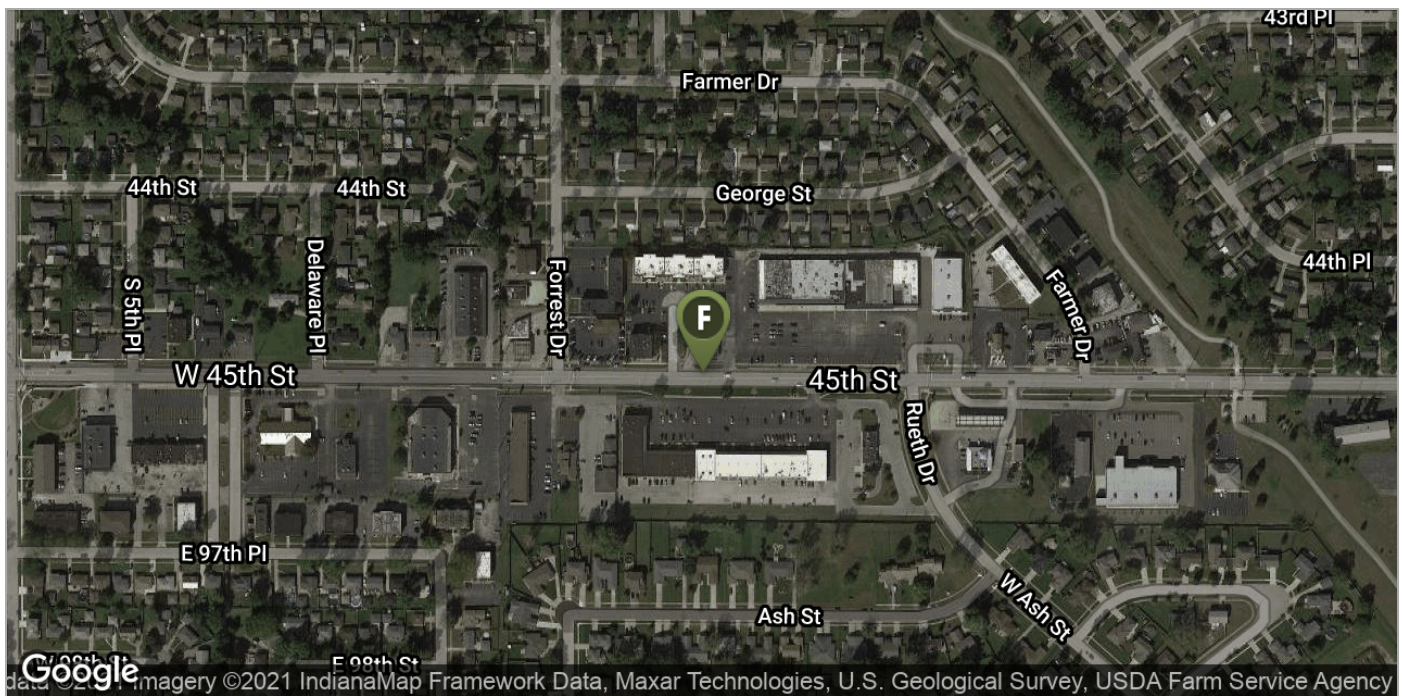
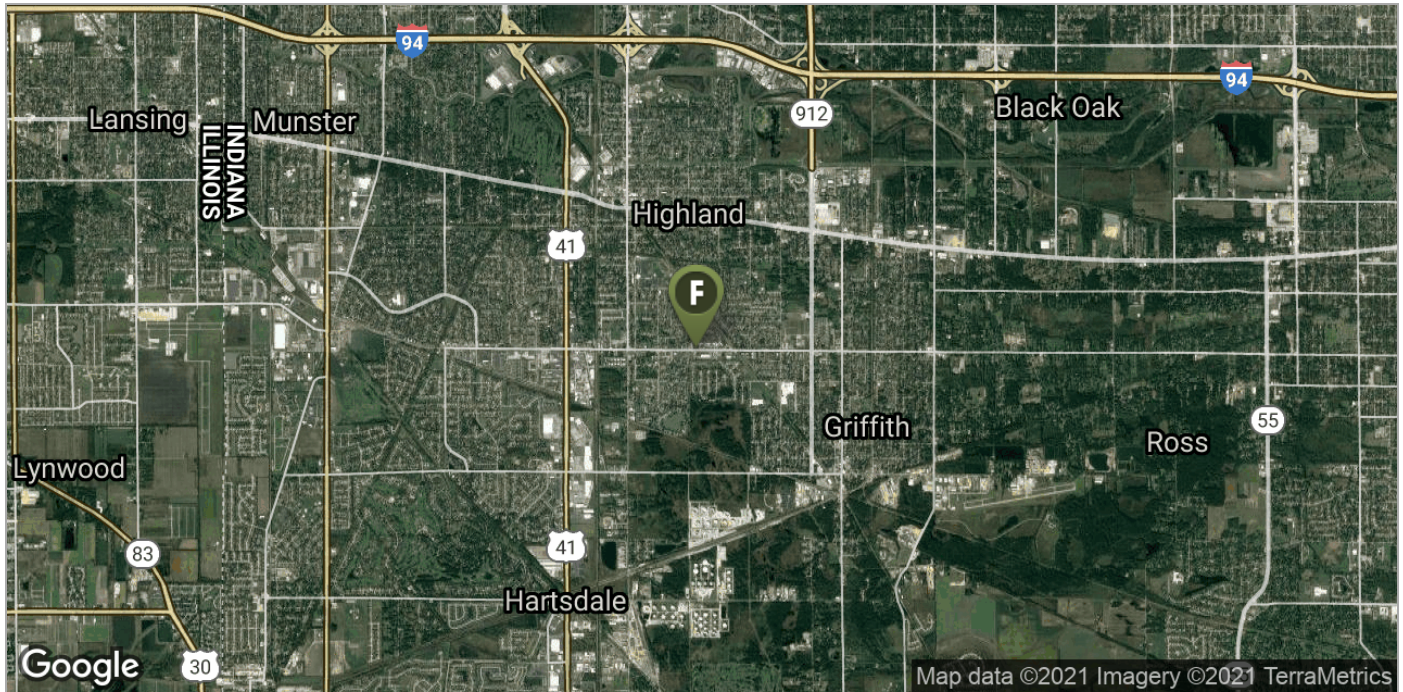


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LOCATION MAPS



Frontline Real Estate Partners

Frontline Real Estate Partners
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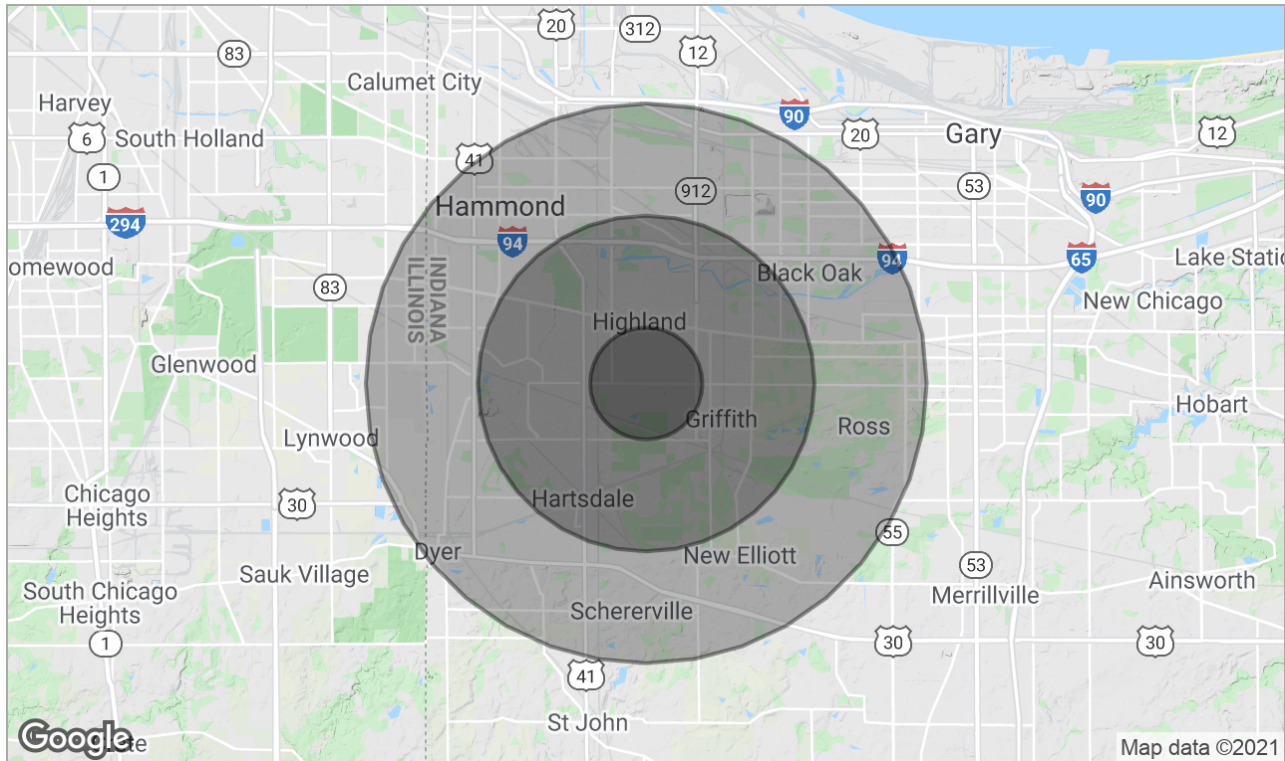
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	10,380	76,905	186,052
POPULATION DENSITY	10,380	76,905	186,052
MEDIAN AGE			
MEDIAN AGE (MALE)	38.9	37.9	37.3
MEDIAN AGE (FEMALE)	44.3	41.6	40.9
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,108	30,679	71,710
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$68,651	\$68,737	\$67,994
AVERAGE HOUSE VALUE	\$167,796	\$171,210	\$186,686

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ADDITIONAL PHOTOS

