



Oaklandon Center

6310 & 6314 Oaklandon Rd.
Indianapolis, IN 46236
For Lease



PROPERTY OVERVIEW

This exceptional property has great visibility and easy access, making it an ideal location for businesses seeking high customer traffic. With ample parking and versatile spaces, the property offers flexibility for various retail and business concepts. Its contemporary architecture and well-maintained exterior present a professional and inviting image. The interior provides a blank canvas for customization to suit specific business needs. Whether launching a new enterprise or expanding an established brand, this property provides an unparalleled opportunity to establish a prominent presence.

PROPERTY HIGHLIGHTS

- Signalized intersection
- High traffic counts
- Ample parking
- Anchored with national tenants

OFFERING SUMMARY

Lease Rate:	\$18.50/SF NNN
Available SF:	Two 900SF Suites
Lot Size:	1.93 Acres
Building Size:	10,510 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,176	17,160	50,167
Total Population	6,139	46,151	132,450
Average HH Income	\$126,724	\$122,932	\$112,843

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

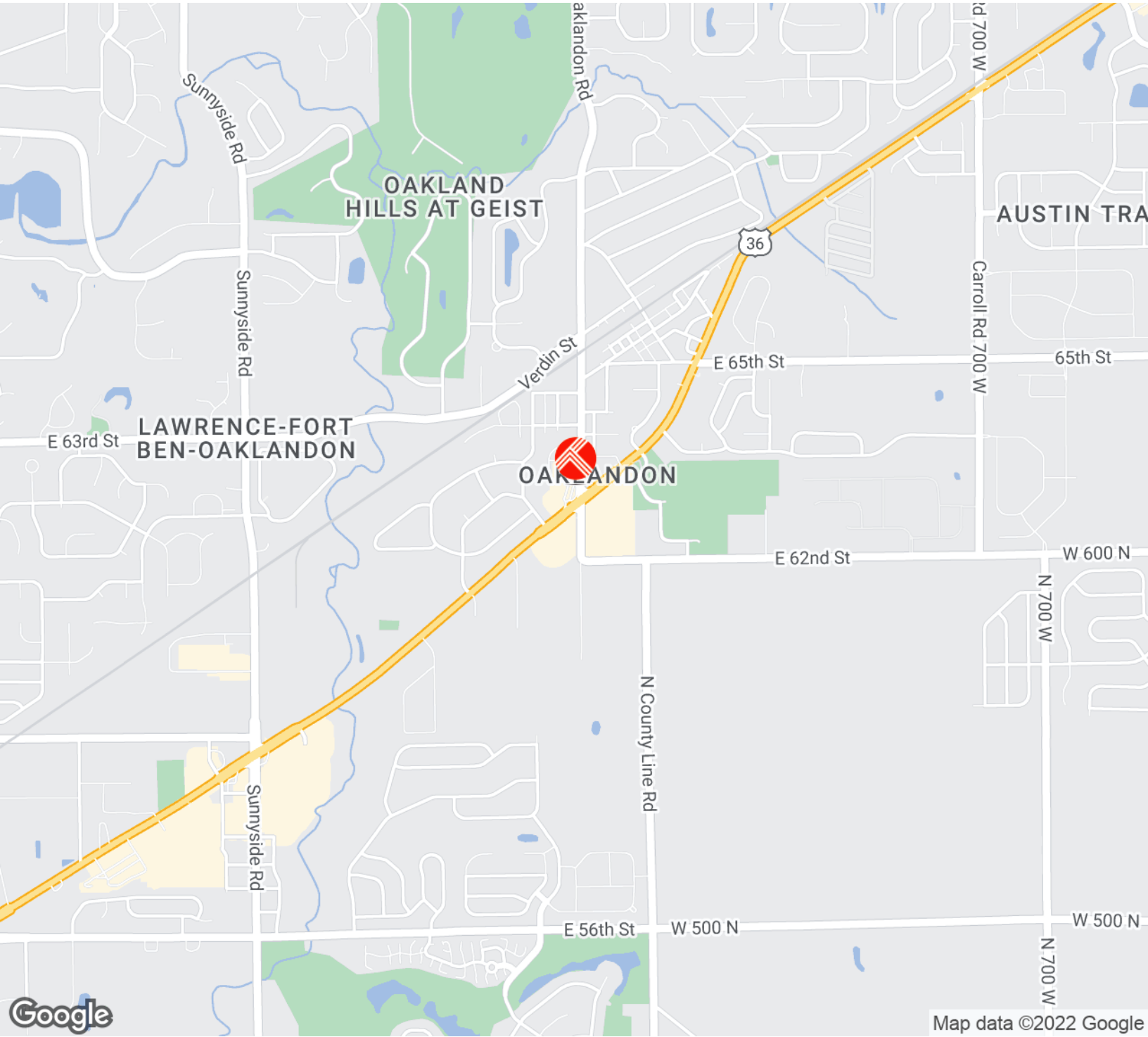
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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Area Map



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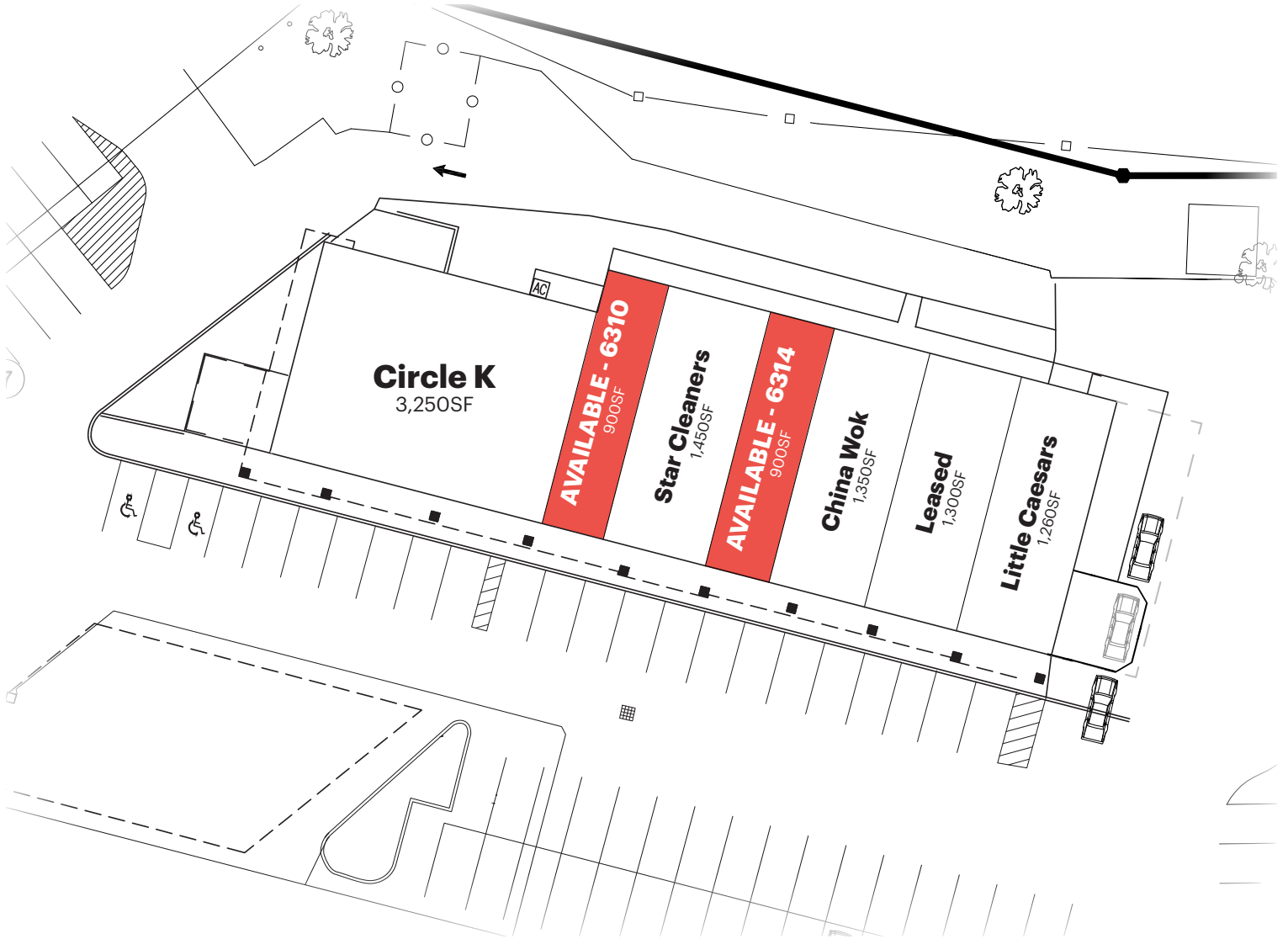
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Suite Map



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Area Retailers



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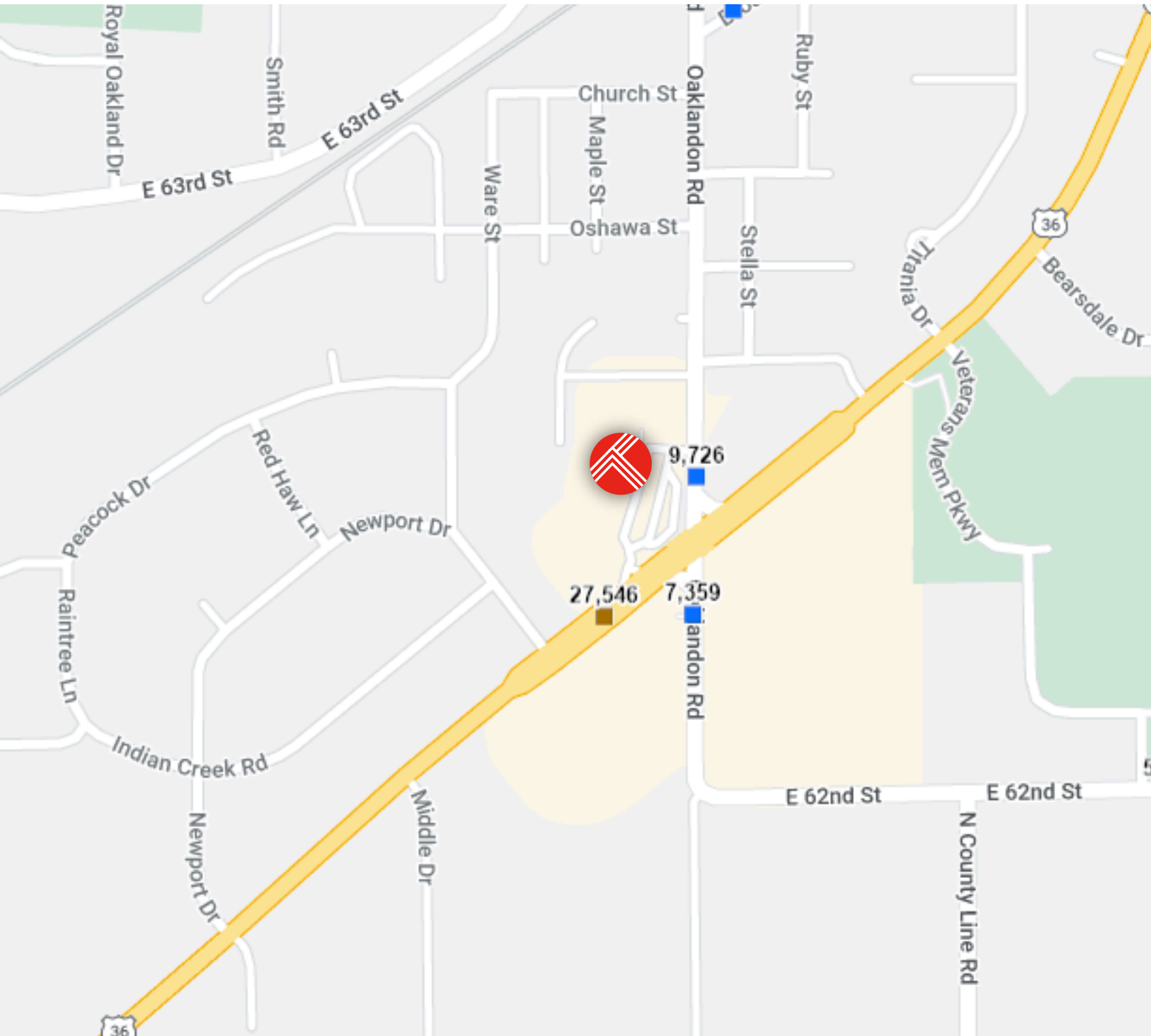
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Traffic Counts



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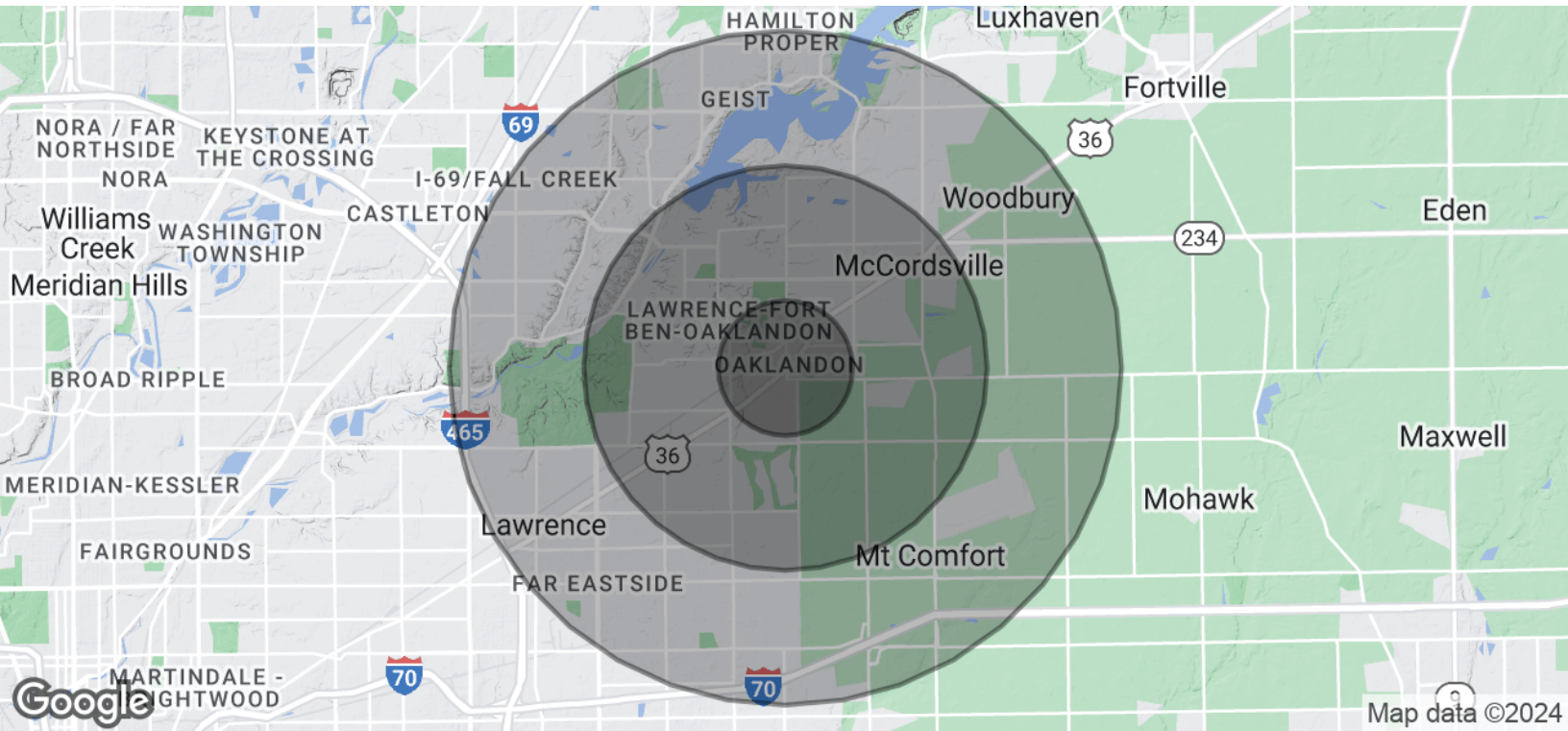
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,139	46,151	132,450
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,176	17,160	50,167
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$126,724	\$122,932	\$112,843
Average House Value	\$292,148	\$292,675	\$289,391

Demographics data derived from AlphaMap

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