

GEIST CENTER

11627-11715 Fox Road, Indianapolis, IN 46236

RETAIL PROPERTY FOR LEASE



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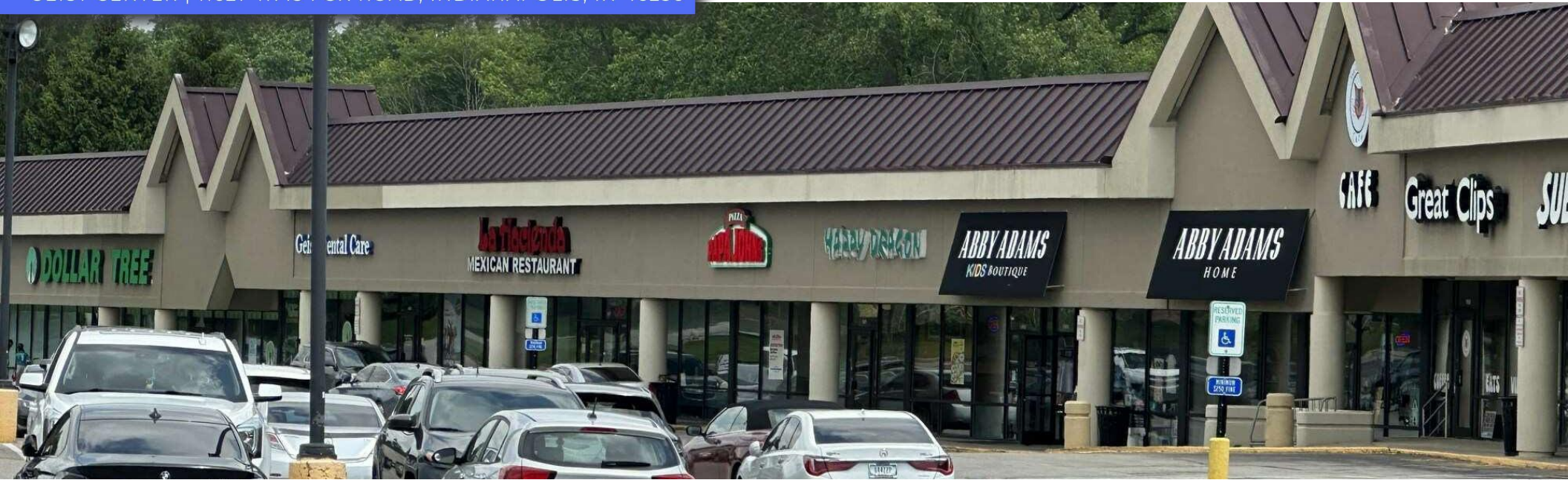
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PROPERTY SUMMARY

GEIST CENTER | 11627-11715 FOX ROAD, INDIANAPOLIS, IN 46236



PROPERTY DESCRIPTION

Geist Center, situated in Northeast Indianapolis, serves a five-mile primary trade area catering to portions of Fishers and Lawrence. The trade area features a highly desirable demographic base, with well over 140,000 residents located within a five-mile radius, including a strong daytime population of 141,125. These residents enjoy high average household incomes in excess of \$100,000, significantly above the national, state, and county averages. Nearly 45% of households in the trade area enjoy incomes in the six plus digit range. The trade area is also well educated, with over 55% of residents holding a bachelor's degree or higher, and 20% having obtained a graduate or professional degree.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	23
Available SF:	
Lot Size:	10.99 Acres
Building Size:	72,348 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,399	18,309	48,909
Total Population	8,820	48,096	121,599
Average HH Income	\$115,702	\$131,984	\$110,996

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PLANS

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Space	Tenant	SF
1705	Murphy's Craft House	5,100
1701	Dollar Tree	8,500
1683	Geist Dental Care	2,000
1677	La Hacienda	4,800
1671	Papa John's	2,000
1665	Happy Dragon	1,600
1659	Abby Adams Kids	1,567
1661	Abby Adams Home	2,334
1663	Groovy Cafe	1,731
1657	Great Clips (Available June 2025)	1,200
1655	K's Nails	1,500
1653	Subway	1,200
1651	Sunny Massage	900
1647	Sushi House	2,400
1645	Vip Smoke Shop	1,200
1637	Speck's Pet Supplies	4,000
1635	Jazzercise	2,600
1629	Health Zone Chiropractic	1,800
1627	CVS Pharmacy	19,916
2000	Financial Center (available soon)	2,100
3000	Abby Adams Boutique	2,390
5000	PAK Mail	1,510



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SUITE 1657

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SUITE 1657: 1,200 SQ. FT.

Desirable in-line retail space within 96% leased shopping center and a new family entertainment anchor tenant coming to the open box in 2025. Formerly occupied as a salon but can be built out to fit a variety of needs.

- Available of occupancy in June 2025

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SUITE 11715

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SUITE 11715: 2,100 SQ. FT.

Highly desirable outparcel endcap within 96% leased shopping center and a new family entertainment anchor tenant coming to the open box in 2025.

- 3 drive-through lanes.
- Fully Built-Out as a Bank
- Finished Ceilings: 12'
- Main street Frontage

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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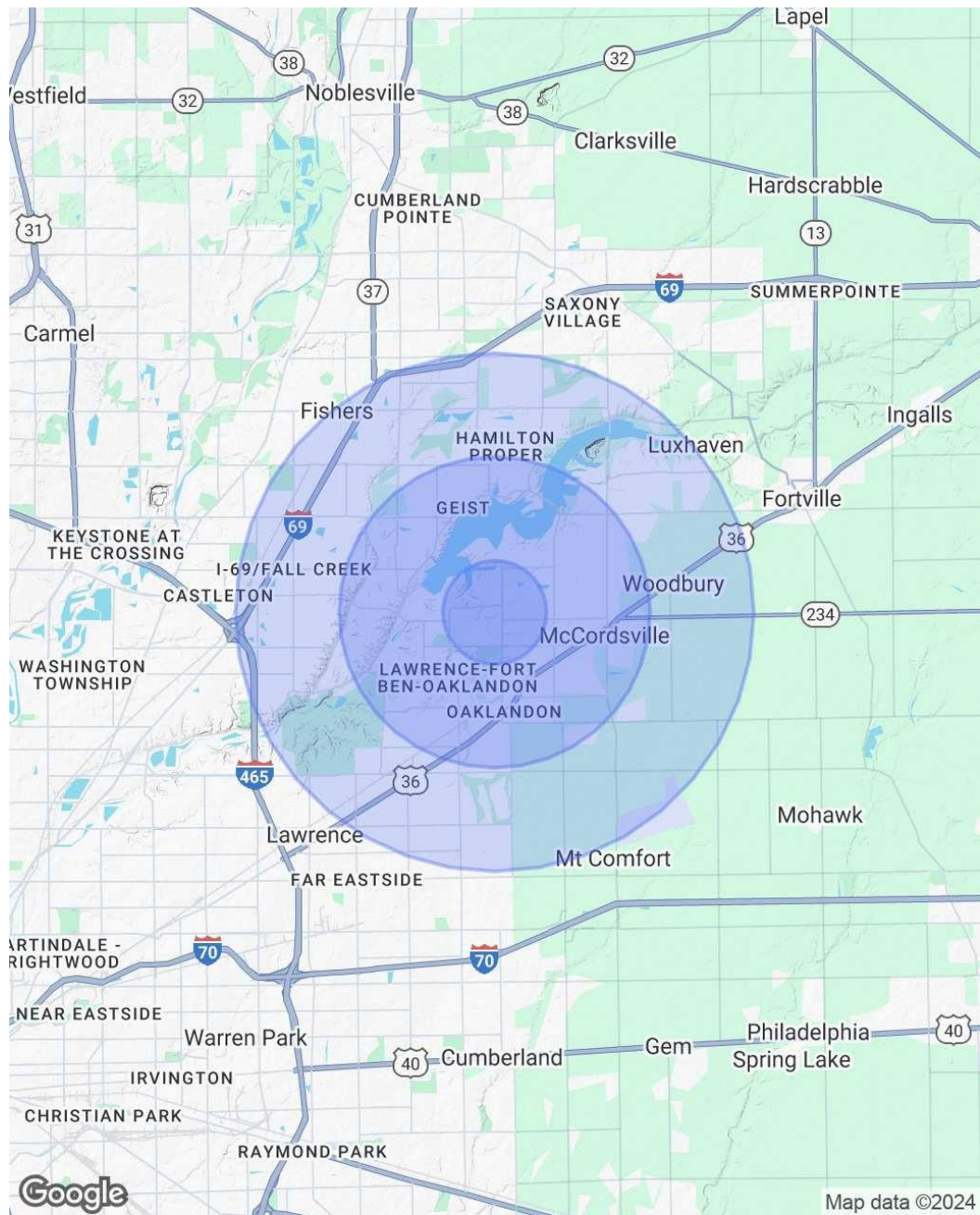
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,820	48,096	121,599
Average Age	39.2	40.0	38.2
Average Age (Male)	38.9	39.9	37.3
Average Age (Female)	39.5	40.7	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,399	18,309	48,909
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$115,702	\$131,984	\$110,996
Average House Value	\$226,655	\$288,269	\$242,518

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS

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