



AVAILABLE SF

17,000 SF

LEASE RATE

NEGOTIABLE

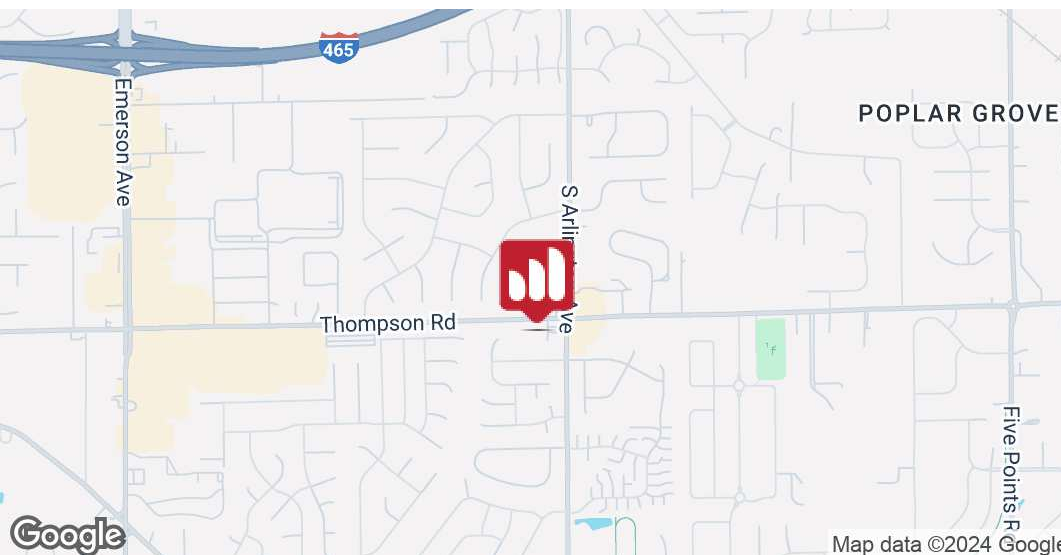
## PROPERTY HIGHLIGHTS

- 17,000+/- SF medical/commercial multi-tenant development currently pre-leasing
- Build-to-suit opportunities
- Great location for medical providers, retailers, & restaurant users
- Strong demos & traffic counts

FOR PRE-LEASING

MEDICAL/COMMERCIAL  
PRE-LEASING

5901 E. Thompson  
Rd., Indianapolis, IN  
46237



**JAMES GRUESSER**

O: 317.454.7171 | C: 317.414.0313  
jgruesser@premiercres.com

**PETE ALVEAL**

O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com

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### PROPERTY DESCRIPTION

Newly available space in its initial development phase, offering customizable options for prospective tenants. Boasting over 250' of frontage on E. Thompson Rd., this prime location in SE Indianapolis provides convenient access from both Thompson Rd. & Arlington Ave. Additionally, an access road to/from Arlington Ave. facilitates seamless north/south transit, enhancing the property's accessibility & desirability for businesses. Area neighbors include CVS, Village Pantry, Dollar General, & local restaurants, retail services, & medical/dental offices. Kroger Marketplace, Walmart Supercenter, Lowes, & VASA Fitness all nearby.



### LOCATION DESCRIPTION

New construction/pre-leasing opportunity on the SWQ of E. Thompson Rd. & S. Arlington Ave. in Franklin Township, on the SE side of Indianapolis. Situated in a prime location, this area offers exceptional opportunities for Retail / Medical Center tenants. With its proximity to popular destinations like Greenwood Park Mall & Franciscan Health Indianapolis, this location attracts a steady flow of visitors & locals alike. The area's strong demographics & steady economic growth make it an ideal location for businesses looking to thrive in a dynamic environment. Positioned within a community-oriented retail hub in close proximity to Emerson Ave. & I-465.

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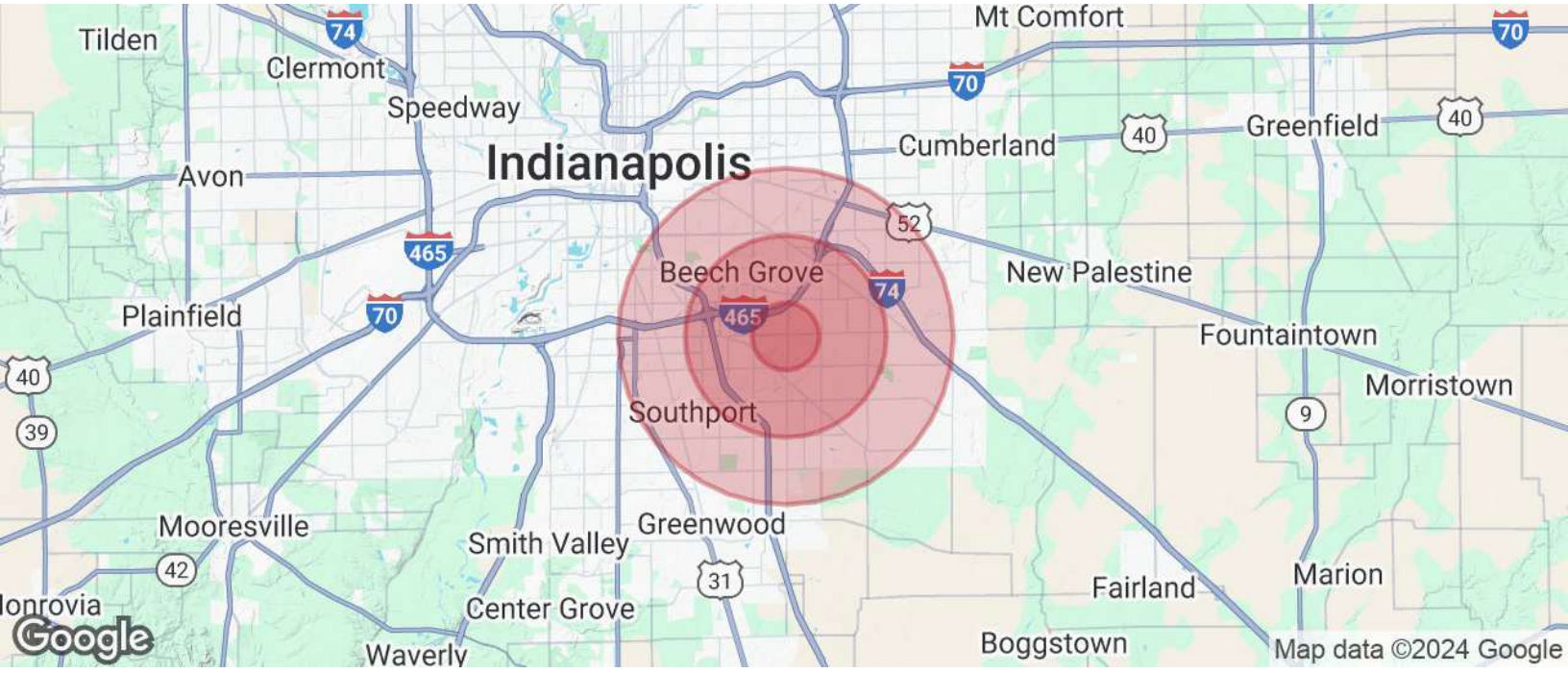
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,922	70,868	177,661
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,206	26,882	67,557
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,840	\$101,654	\$91,204
Average House Value	\$201,602	\$268,170	\$247,130

*Demographics data derived from AlphaMap*

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