

PROPOSED OUTLOT & 32,000 SF AVAILABLE

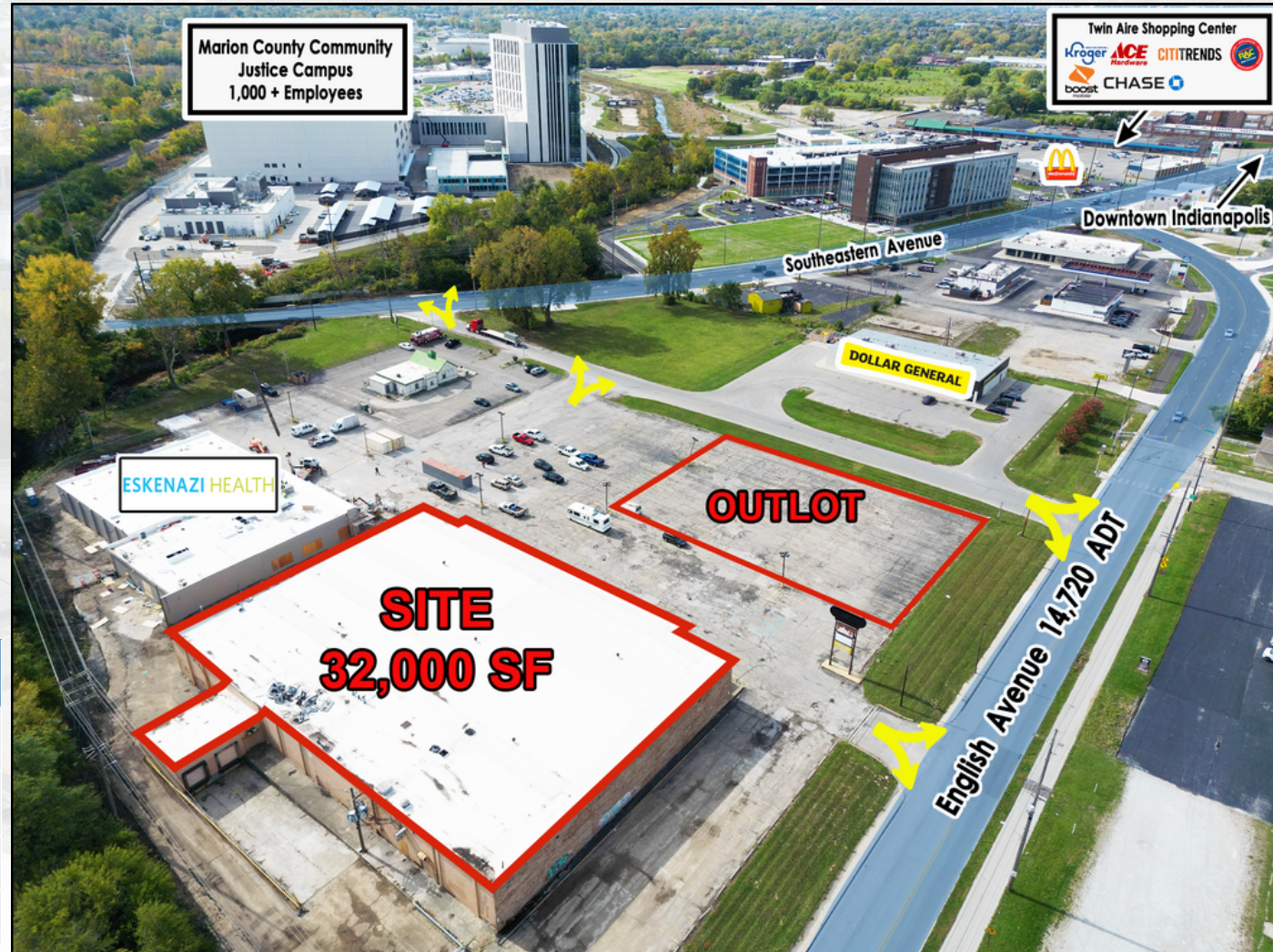
For Sale or Lease

VERITAS
REALTY

3415 English Avenue, Indianapolis, IN 46201

PROPERTY HIGHLIGHTS:

- Across the street from \$1B Marion County Community Justice Campus (CJC) with 1,000+ employees and nearly 6,000 daily employees and visitors
- Eskenazi Health to open in early 2024
- RFI for redevelopment of the Twin Aire Shopping Center anchored by Kroger, Citi Trends, Ace Hardware, Rent-A-Center and others
- Redeveloped McDonalds
- Two dock bays for 32,000 SF space
- 2024 planned renovations include exterior refresh and parking lot replacement



DEMOGRAPHICS	2 MILE	3 MILE
POPULATION	55,228	117,036
HOUSEHOLDS	21,689	49,954
AVERAGE HOUSEHOLD INCOME	\$70,500	\$80,199
DAYTIME POPULATION	36,785	130,036

CONTACT:

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