

SUBLEASE



RETAIL

5285 E 38TH ST



PROPERTY OVERVIEW

New to market opportunity to sublease a former freestanding Family Dollar Store. This property is located at 5285 E 38th Street in Indianapolis, and benefits from high visibility and easy access via 38th street. The property is also strategically located along the IndyGo bus line. Zoned C-3, this property supports a wide range of potential uses that are not limited to just retail.

PROPERTY HIGHLIGHTS

- Freestanding Retail Building with private parking lot
- Located along recently revamped IndyGo bus line
- Pylon Signage along 38th Street
- Two existing built-out restrooms
- Private parking lot

LEASE RATE

CONTACT BROKER

| | |
|---------------------------|-------------|
| Sublease Expiration Date: | 3/31/2032 |
| Available: | Immediately |
| Available SF: | 8,320 SF |
| Parcel Size: | 1.21 AC |
| Zoning: | C-3 |

BRADLEY COMPANY **NATHAN ROBINSON**

310 E. 96th St., Suite 100
Indianapolis, IN 46240

Broker
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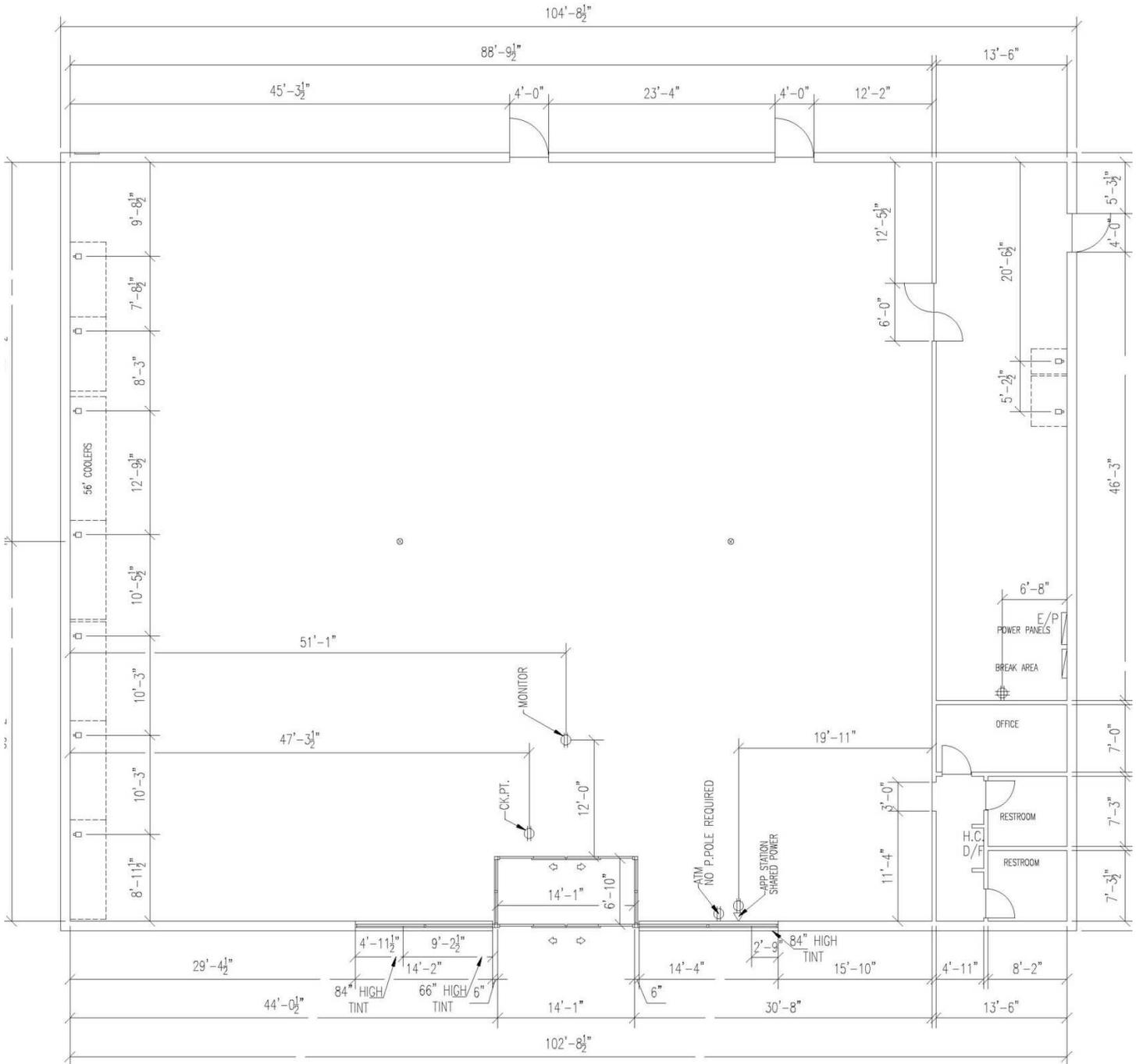
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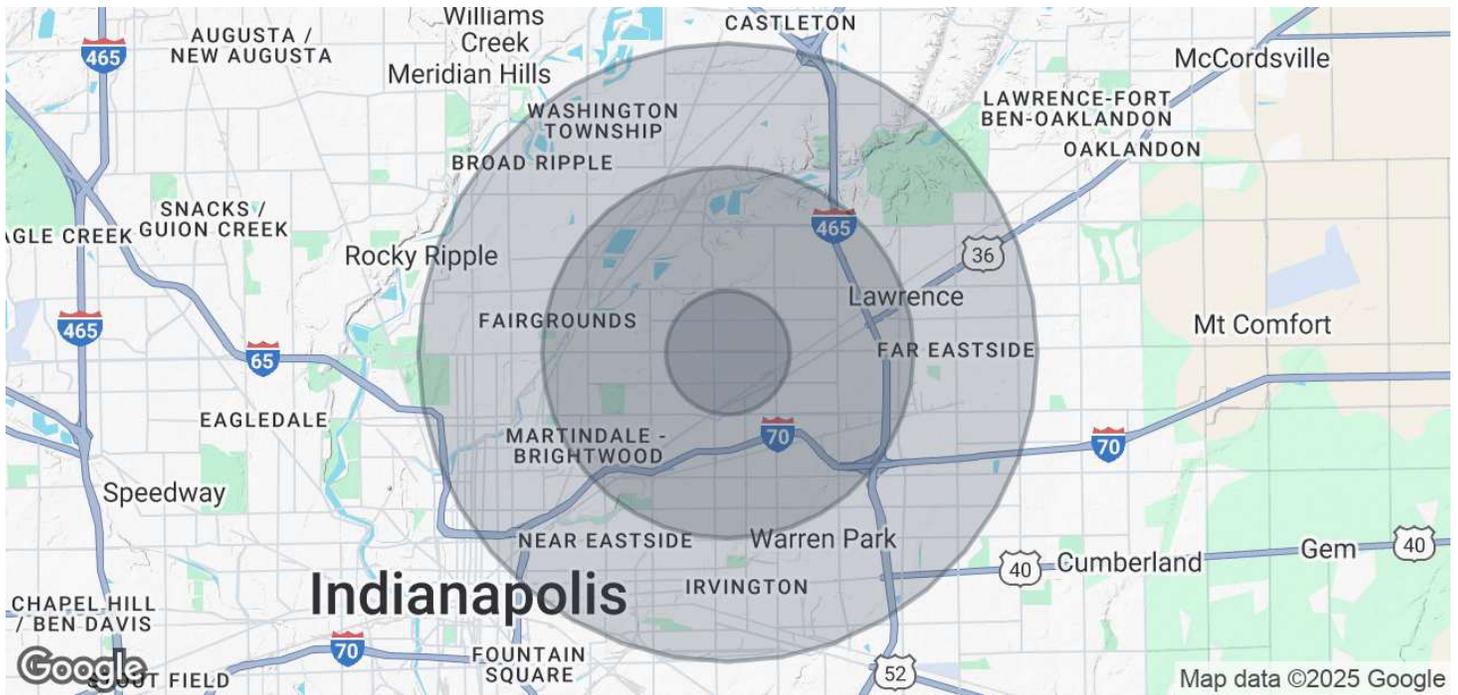
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POPULATION + HOUSEHOLD & INCOME DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population | 10,971 | 87,166 | 279,141 |
| Average Age | 39 | 40 | 41 |
| Average HH Income | \$50,098 | \$63,576 | \$86,892 |
| Average HH Value | \$116,127 | \$126,169 | \$139,159 |

Demographics data derived from AlphaMap

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