



OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Building Size:	50,391 SF
Available SF:	1,934 SF
Lot Size:	5.74 Acres
Number of Units:	12
Renovated:	2019
Zoning:	Commercial C-4
Market:	Indianapolis
Submarket:	Castleton

PROPERTY OVERVIEW

Castleton Square Marketplace provides tenants with an excellent location adjacent to Castleton Square Mall on the northeast side of Indianapolis. Join Guitar Center, Urban Styles Furniture, Gypsy Market, Chai & Kathi Roll Lounge, The Bliss Space & many others with visibility to Castleton Corner Drive and the Mall Ring Road.

PROPERTY HIGHLIGHTS

- Rare Availability: 1,934 SF with 40 feet of retail storefront
- Join Guitar Center, Urban Styles Furniture, Gypsy Market, Chai & Kathi Roll Lounge & more
- Castleton Square Mall Anchors Include: Macy's, Von Maur, Dick's Sporting Goods & AMC Theaters
- Immediate Area Non-Mall Retailers Include: Tesla, Golf Galaxy, Floor & Decor, Scandinavian Design, Dave & Busters, REI & many others
- Traffic from affluent Geist Reservoir, Carmel, Fishers & Noblesville



Creighton Shook
 VP, Brokerage Services
 (O) 317.249.9000
 (C) 317.605.3723

Christen Dittmer
 Commercial Broker
 (O) 317.249.9000
 (C) 317.460.1535

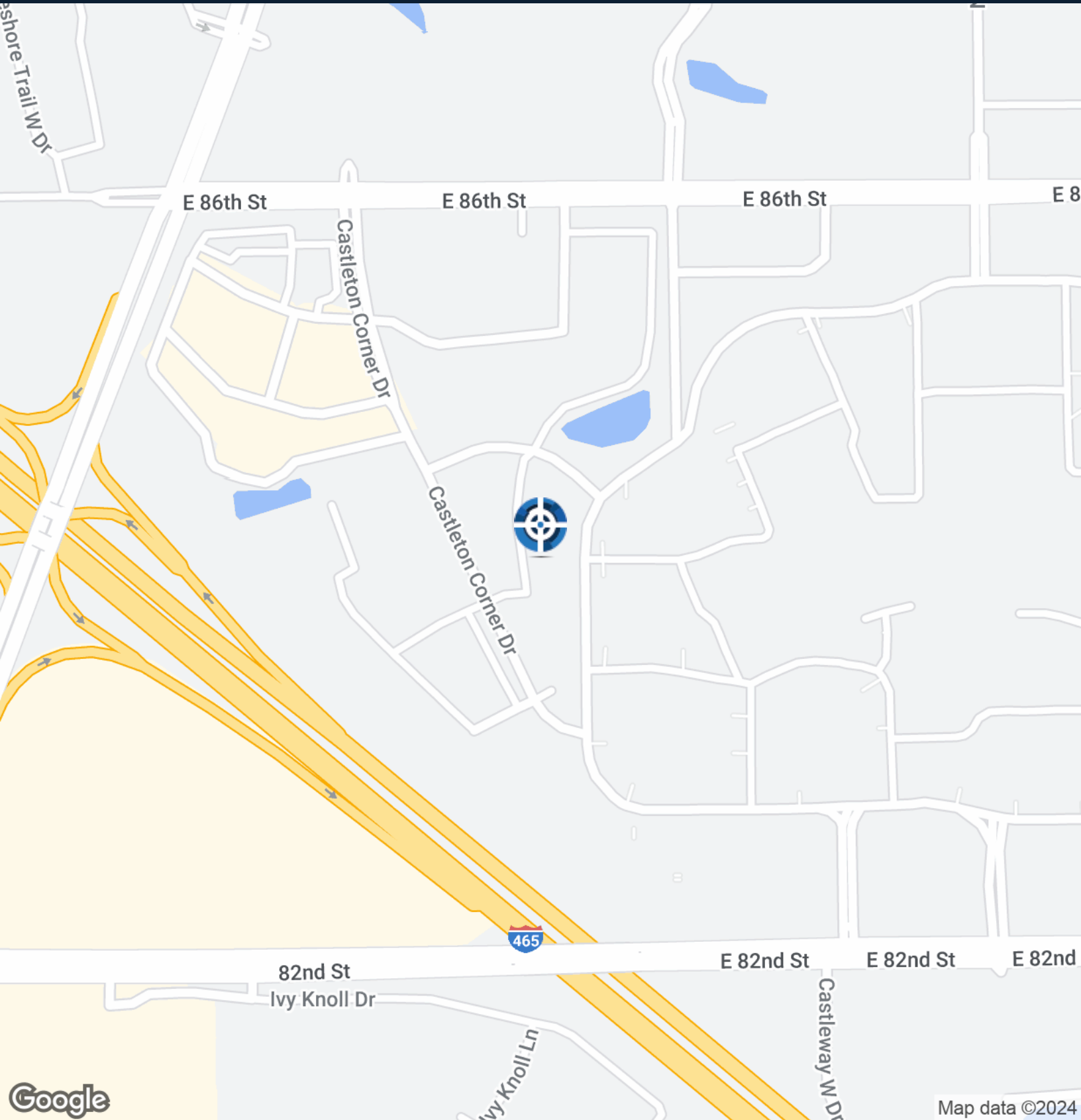


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930 E WASHINGTON STREET, SUITE 200 | INDIANAPOLIS, IN 46202





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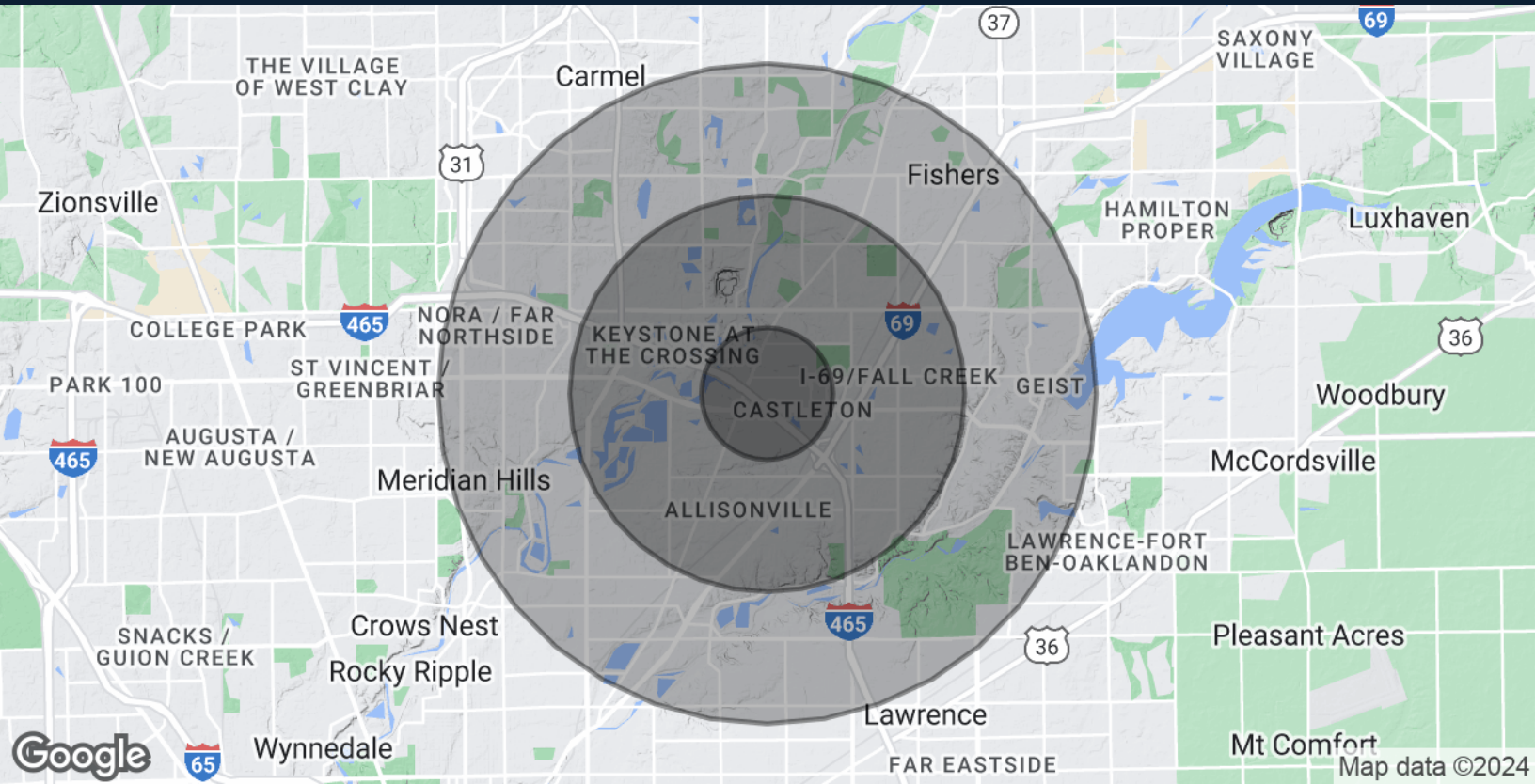


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,934 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8435 Castleton Corner Drive	Available	1,934 SF	NNN	\$15.50 SF/yr	Retail storefront space providing 40 feet of storefront in a smaller footprint suite. Layout is set up for open retail/soft goods/sales floor. 1 rest room, break area with kitchenette, stockroom & 1 changing room. Tenant still occupying suite, please do not disturb.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,595	57,619	155,988
Average Age	32.6	35.7	37.8
Average Age (Male)	33.9	36.0	37.3
Average Age (Female)	31.9	35.8	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,290	27,200	69,040
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$66,248	\$76,747	\$83,440
Average House Value	\$168,764	\$204,071	\$216,837

* Demographic data derived from 2020 ACS - US Census



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