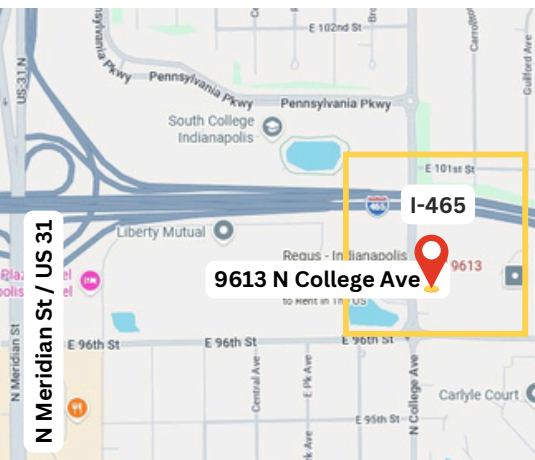


SUITE C - 1,000 SQ FT



ABOUT THE PROPERTY

- Leased As-Is [Available 5.1.26]
- Located in the fastest-growing county in Indiana
- Conveniently located just south of I-465
- Tenants Include: Payless Liquors, China Inn, Greek's Pizzeria, Posh Hair & Beauty Bar, & Pho Real

OUR PROPERTY FEATURES

- Parking: +/- 60 Spaces
- Pylon Sign / Handicap Accessible
- 1,000 SF
- Lot Size: 1.20 Acres
- Easy access to I-465
- Retail / Medical / Restaurant / Office

China Inn	Greek's Pizza	Available	Posh Hair	Pho Real	Payless Liquors
900 SF	1,000 SF	1,000 SF	1,000 SF	2,000 SF	6,000 SF
A	B	C <small>Available Est. 5/2026</small>	D		
9613			9611		9609

College Avenue



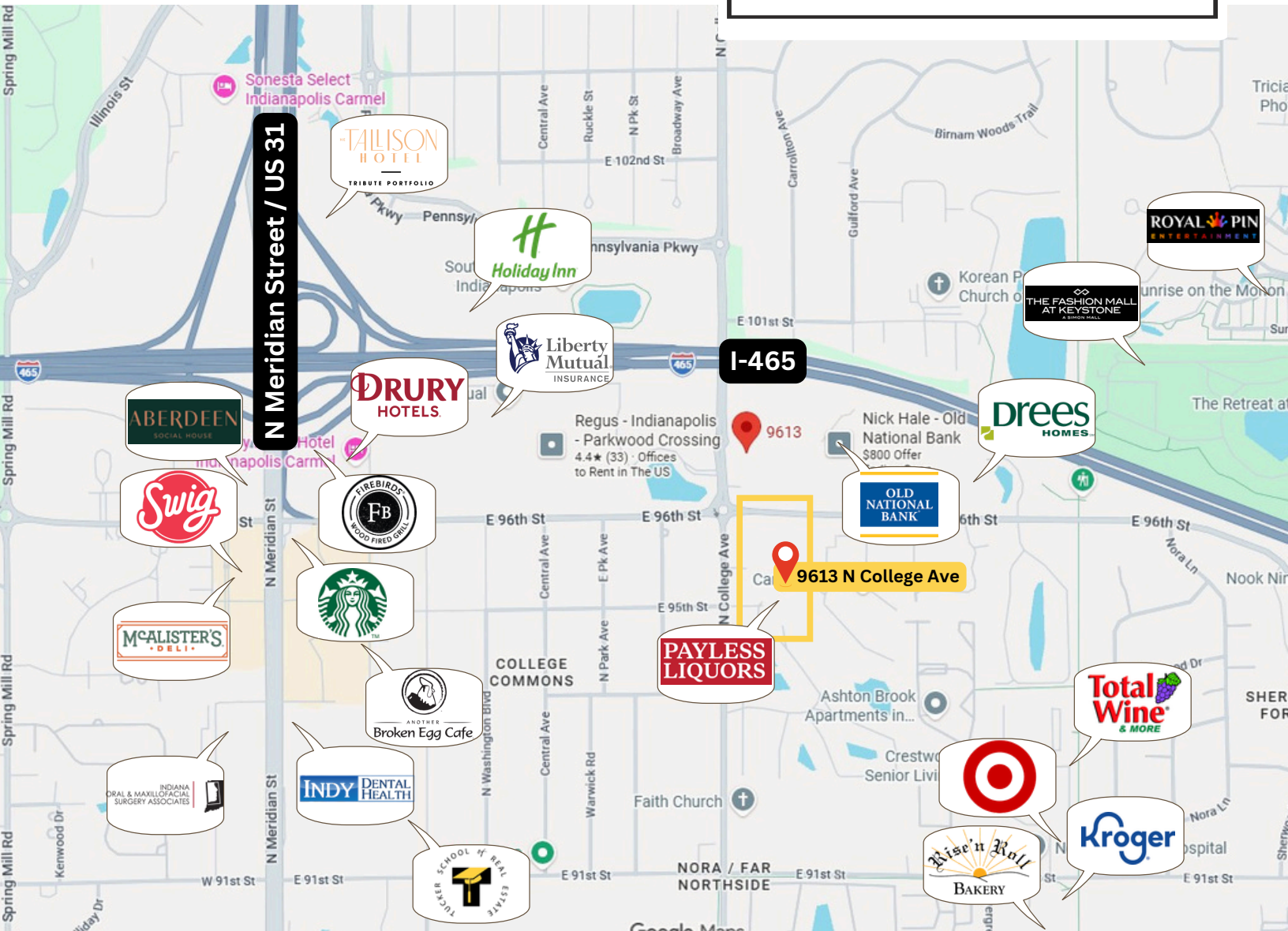
OFFERING SUMMARY:

Building Size: 11,380 SQ FT
 Available SQ FT: 1,000 SQ FT
 Lot Size: 1.20 AC
 Constructed: 1972
 Zoning: Commercial

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
9609	Payless Liquors	6,000 sq ft
9611	Pho Real	2,000 sq ft
9613 - A	China Inn	1,000 sq ft
9613 - B	Greek's Pizzeria	1,000 sq ft
9613 - C	Available	1,000 sq ft
9613 - D	Posh Hair	900 sq ft

DAILY TRAFFIC COUNTS

N College Ave & I-465	21,513
N College Ave & E 96 th St	8,780
N College Ave & E 91 st St	7,015



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	9,429	58,903	185,909
HOUSEHOLDS	4,805	27,204	82,004
median HH income	\$67,187	\$91,582	\$93,928
average AGE	40	42	40

COLLEGE SHOPPES

9606-9613 N College Avenue, Indianapolis, IN 46280



China Inn	Greek's Pizza	Available	Posh Hair	Pho Real	Payless Liquors
900 SF	1,000 SF	1,000 SF	1,000 SF	2,000 SF	6,000 SF
A	B	C	D	9606	9611

College Avenue