

INDIAN CREEK COMMONS

10625 Pendleton Pike, Indianapolis, IN 46236

FOR LEASE



PROPERTY HIGHLIGHTS

- 2,010 SF endcap coming available next to new stoplight
- 960 SF available in outlot shops building
- Shared signalized access with WalMart SuperCenter
- Highly visible and easily accessible to over 55,000 vehicles per day at the prime intersection of Pendleton Pike & Sunnyside Rd
- Located in regional retail trade area serving the growing markets of Lawrence, Geist, and Indianapolis
- Anchored by WalMart SuperCenter, Dollar Tree and several national retailers including Pet Supplies Plus, Rainbow, Deals, Buffalo Wild Wings, GameStop, FedEx Office, Sally Beauty, and more
- Other nearby anchors include Kroger, Staples, and LA Fitness

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	21
Available SF:	960 - 2,010 SF
Building Size:	60,877 SF

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PROPERTY DESCRIPTION

Introducing the prime leasing opportunity at 10625 Pendleton Pike, Indianapolis, IN, 46236. This endcap property boasts a highly visible 2,010 SF space adjacent to a new stoplight, along with a 960 SF unit in the outlot shops building. With shared signalized access to the bustling Walmart SuperCenter, this location enjoys exposure to over 55,000 vehicles per day. Anchored by prominent retailers such as Walmart SuperCenter, Dollar Tree, and more, this property offers an ideal setting for businesses to thrive. Don't miss the chance to secure your place in this dynamic commercial hub.

LOCATION DESCRIPTION

Discover the vibrant surroundings of the Indianapolis location, where retail opportunities await on every corner. Situated in a thriving district, the area offers a dynamic mix of shopping, dining, and entertainment options, appealing to a diverse consumer base. Just a short distance away, the bustling Castleton Square Mall and the popular Fashion Mall at Keystone present prime retail landmarks. Local attractions such as Fort Harrison State Park and Geist Reservoir provide ample opportunities for outdoor recreation, drawing in visitors year-round. With its central location and proximity to major highways, the area offers prime visibility and accessibility for retail businesses seeking to establish a strong presence in this bustling community.

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SUITE	TENANT NAME	SIZE SF
A-1	Pet Supplies Plus	7,000 SF
A-2	Rainbow	4,000 SF
A-3 to A-5	Nabor Beauty	11,430 SF
A-6&7	Watami Sushi & Hibachi	3,520 SF
A-8	Sally Beauty	1,600 SF
A-9	Breath of Heaven	1,360 SF
A-10	World Finance	1,840 SF
A-11	Sandra's Noodles	1,600 SF
A-12	Mexican Restaurant	6,800 SF
B-1	Dollar Tree	9,990 SF
B-2	AVAILABLE	2,010 SF
C-1	Nothing Bundt Cakes	1,500 SF
C-2	Penn Station Subs	1,440 SF
C-3	AVAILABLE	960 SF
C-4	5 Star Nails	1,200 SF
C-5	Indy Jewelers	1,492 SF
C-6	Fedex Office	2,040 SF
OL1	The Human Bean	825 SF
TOTALS		60,607 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	960 - 2,010 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B-2	Available	2,010 SF	NNN	Negotiable
C-3	Available	960 SF	NNN	Negotiable

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