

22,000 +/- SQ. FT.



## ABOUT THE PROPERTY

- Property is located half mile from Indianapolis Motor Speedway
- Minutes away from I-65, I-74, and I-465
- Current Tenants include: Payless Liquors, Wichos Tacos, Brickyard Barber, M&C Beauty Salon, Montes Towing, El Globo Bakery & more!

## OUR PROPERTY FEATURES

- 56,000+ sq ft retail center
- Parking: 9.71 spaces/1,000 sq ft
- 300+ total parking spaces
- Street front signage
- Loading dock
- Available SF: 22,000 +/- SF

# GEORGETOWN

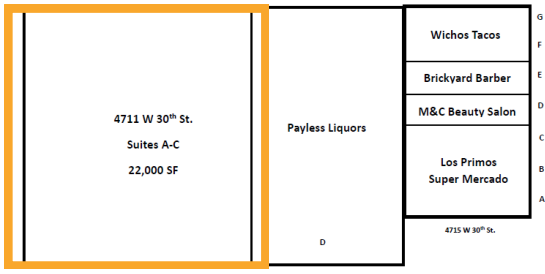
4711-4717 W 30th St, Indianapolis, IN 46222



Montes Towing	LA Collision Center	Ansures Auto	El Globo Bakery
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4705 W 30th St.

2911 Georgetown Rd



4711 W 30th St.

4715 W 30th St.

4701-4703 W 30th St.

Dtwinz Cargo  
Joyfilled Events  
Suites

Georgetown Square Shopping Center  
56,870 SF

La Costenita

4697 W 30th St.

Georgetown Tire Inc

4717 W 30th St.

30th Street

## OFFERING SUMMARY:

Building Size: 56,870 SQ FT  
 Available SQ FT: 21,799 SQ FT  
 Lot Size: 10.24 AC  
 Renovated: 2009  
 Zoning: C4

UNIT	TENANT	SQ FT
4697 W 30th	La Costenita	2,600 sq ft
4701 W 30th	Joyfilled Events	1,300 sq ft
4703 W 30th	Dtwinz Cargo	1,300 sq ft
Suite A 4709 W 30th	Montes Towing	2,400 sq ft
Suite B 4709 W 30th	LA Collision Center	2,400 sq ft
Suite C 4709 W 30th	Ansures Auto	1,963 sq ft
<b>Suite ABC 4711 W 30th</b>	<b>Available</b>	<b>22,000 sq ft</b>
Suite D 4711 W 30th	Payless Liquors	8,000 sq ft
Suite ABC 4715 W 30th	Los Primos Super Mercado	3,063 sq ft
Suite D 4715 W 30th	M & C Beauty Salon	1,288 sq ft
Suite E 4715 W 30th	Brickyard Barber Shop	1,021 sq ft
Suite FG 4715 W 30th	Wichos Tacos	1,700 sq ft
4717 W 30th	Georgetown Tire Inc.	2,100 sq ft
2911 Georgetown Road	El Globo Bakery	4,770 sq ft



## DAILY TRAFFIC COUNTS

N Layfayette Rd & W 30th 11,499  
 30th W of Georgetown Rd 7,137  
 Georgetown Rd 11,150



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	13,459	108,768	256,025
HOUSEHOLDS	4,670	43,398	104,051
AVG. HH INCOME	\$45,375	\$53,827	\$63,223
MEDIAN AGE	32.9	33.7	33.1



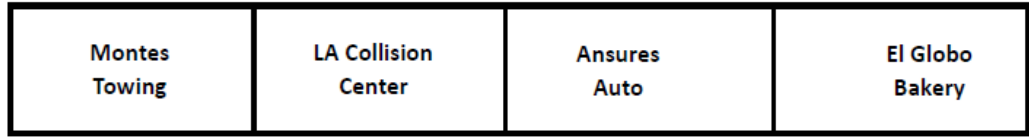
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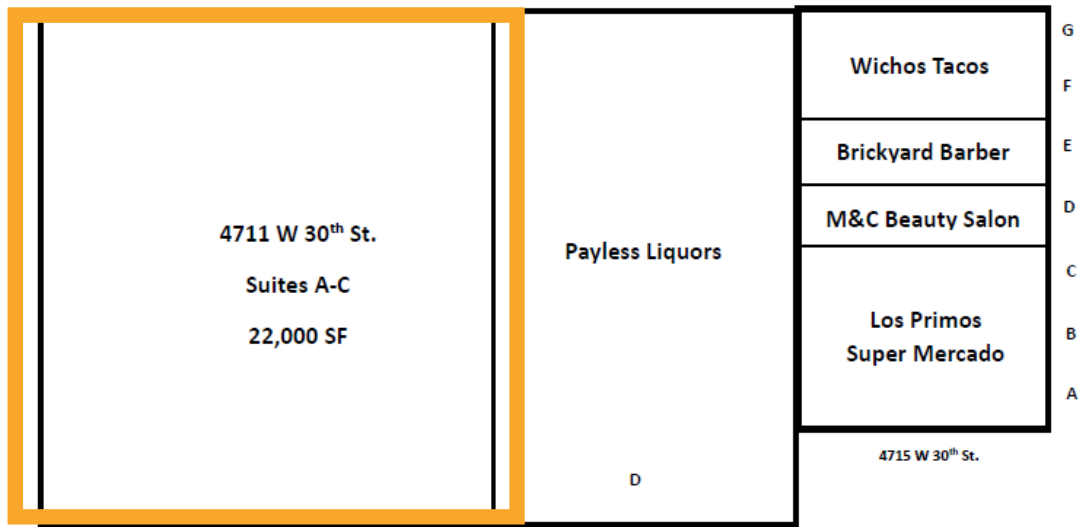
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4705 W 30<sup>th</sup> St.

2911 Georgetown Rd



4711 W 30<sup>th</sup> St.

4701-4703 W 30<sup>th</sup> St.



**Georgetown Square Shopping Center**

56,870 SF



4697 W 30<sup>th</sup> St.



4717 W 30<sup>th</sup> St.

30<sup>th</sup> Street