

Willow Lake West

86th Street & Colby Blvd, Indianapolis, IN 46268



FOR LEASE

TRAFFIC COUNTS

86th Street - 45,767 ADT

CONTACT

Keith Fried

kfried@mccreapg.com

Jason Fried

jfried@mccreapg.com

- **NOW OPEN: Ulta Beauty**
- **6,221 sf available - former restaurant**
- Walmart Supercenter directly across the street
- Excellent visibility from 86th Street
- Join Trader Joes, Ulta Beauty and First Watch Restaurant
- Extremely high daytime population

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	11,320	\$60,429	5,933	47,845
3 Mile	62,190	\$89,947	27,355	88,134
5 Mile	153,009	\$106,782	66,420	155,077

Willow Lake West

86th Street & Colby Blvd, Indianapolis, IN 46268



Suite	Tenant	SF
1	AVAILABLE	6,221
3-4	Trader Joe's	11,628
5	Ossip Optometry	3,200
6	McNamara Florist	4,000
7	European Wax Ctr	1,600
8	Lou Malnati's Pizza	1,600
9	Ulta	9,943
10/11	Banfield Pet Hospital	3,448
12	Athletico	1,912
13	Nail Salon	1,288
14A	Amazing Lash	2,520
14B	First Watch	3,036
15	Paco's Tacos	2,565

