

Norgate Plaza

7225-7255 N. Keystone Ave.
Indianapolis, IN 46240
Marion County



key features

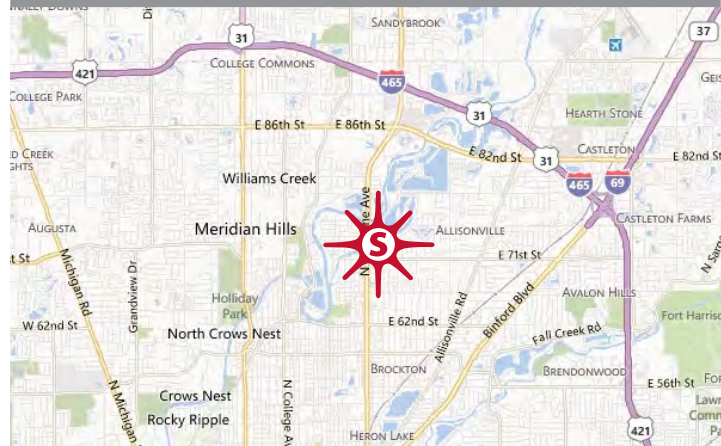
- anchored by Walmart, serving affluent areas of northeast Indianapolis, on one of the most heavily traveled corridors in Indianapolis
- co-tenancy includes Half Price Furniture Outlet, Dollar Tree, SNIPES, Super China Buffet, and El Mezcal
- highly visible endcaps available
- available outlot ideal for fast food restaurant
- daily traffic count: 43,798 on Keystone Avenue

demographics

	1 mile	3 miles	5 miles
population	7,207	69,559	209,253
households	3,600	34,674	96,004
avg. household income	\$141,264	\$136,802	\$114,983
daytime population	2,947	78,252	188,475

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 1,600-6,091 sf
outlot for ground lease ±1.63 acres



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7235 building

UNIT	TENANT	DIMS.	S.F.
7235-A	PINKY'S EYEBROWS	15 x 85	1,275
7235-C	SNIPES	60.9 x 100	6,091
7235-E	COMIC CARNIVAL	26.4 x 100	2,638
7235-G	AVAILABLE	20 x 100	2,000
7235-H	EL MEZCAL MEXICAN RESTAURANT	45 x 100	4,500
7235-J	\$2.25 CLEANERS	23 x 80	1,841
7235-K	VAPOR WORLD	20.6 x 80	1,650
7235-L	WORLD FINANCE	18 x 80	1,440

outlot

UNIT	TENANT	DIMS.	AC.
7279	AVAILABLE	265 x 174.4	±1.63

7225 building

UNIT	TENANT	DIMS.	S.F.
7225-A	AVAILABLE - ENDCAP	20.6 x 97	2,000
7225-B-D	DOLLAR TREE	92.2 x 116	10,700
7225-F	SUPER CHINA BUFFET	40 x 116	4,640
7225-H	AVAILABLE	24 x 116	2,784
7225-I	HALF PRICE FURNITURE OUTLET	114 x 132 IRR	15,000

7255 building

UNIT	TENANT	DIMS.	S.F.
7255-A	T-MOBILE	18.3 x 60	1,147
7255-B	KEYSTONE DENTAL GROUP	20 x 60	1,200
7255-C	NAILS IKON	15 x 60	900
7255-D	AVAILABLE - ENDCAP	26.6 x 60	1,600

