

Fashion Mall Commons

Indianapolis, Indiana

PROPERTY HIGHLIGHTS

- Located on East 86th Street across from The Fashion Mall at Keystone Crossing
- Offers upscale eateries, home furnishings, and personal business services
- Signalized intersection
- Easy access
- GLA: 154,967
- MSA: Indianapolis, IN
- Key Tenants are Kohl's, Ulta, McAlister's Deli and Terra Gaucha Brazilian Steakhouse

LEASING CONTACT:

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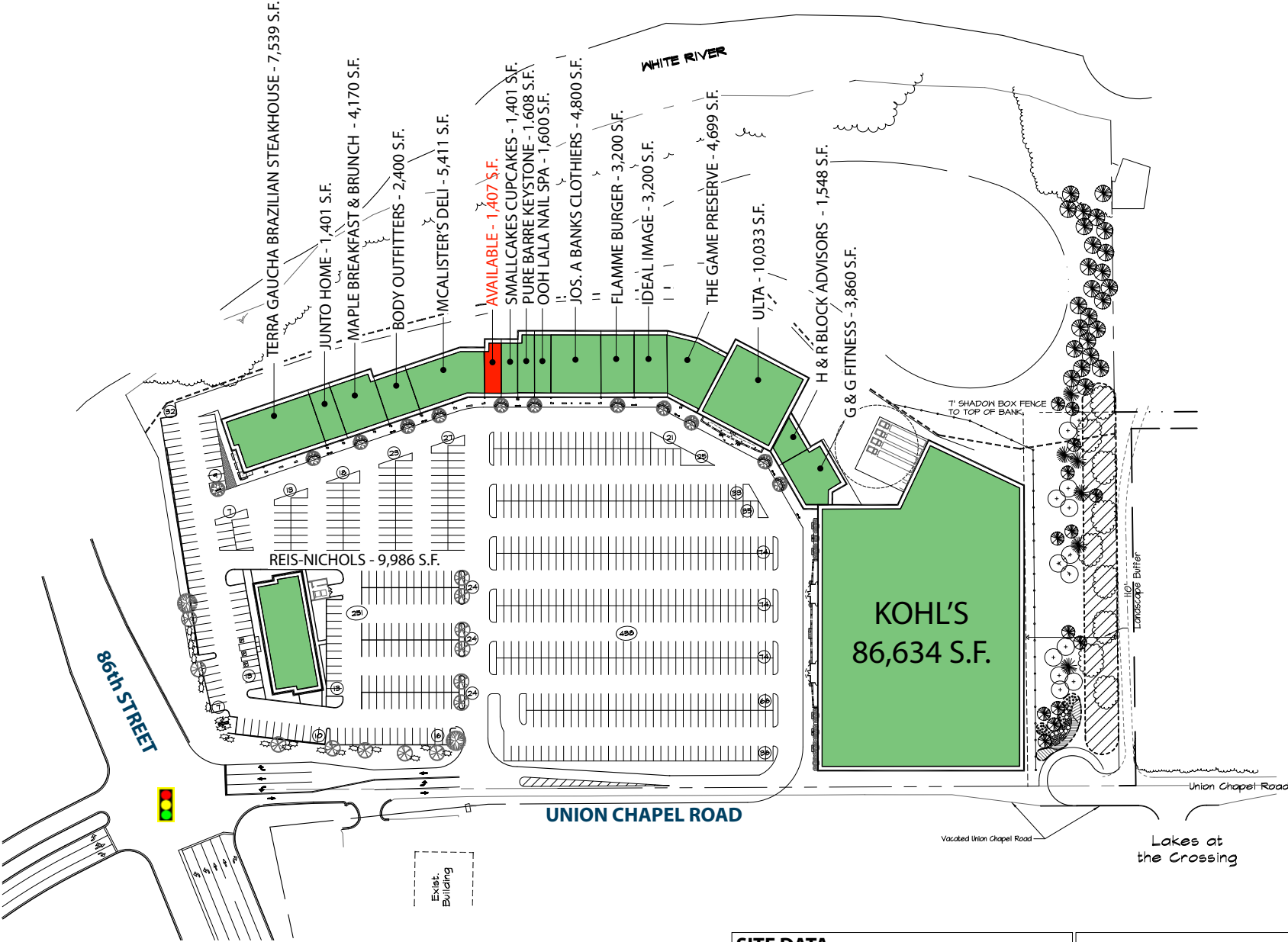
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SITE DATA	
TOTAL BUILDING AREA	
PHASE I BLDG AREA	86,634 S.F.
PHASE II BLDG AREA	58,347 S.F.
PHASE III BLDG AREA	9,986 S.F.
TOTAL BLDG AREA	154,967 S.F.
PARKING SPACES	
TOTAL PARKING REQ'D	620 SPACES
TOTAL PARKING PROVIDED	680 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	57,811	59,047	181,254	187,189	786,514	811,738
Daytime Population	95,443		284,389		893,539	
Households	28,120	28,851	84,316	87,464	322,783	334,832
Average HH Size	2.04	2.03	2.12	2.11	2.40	2.39
Average HH Income	\$121,838	\$139,043	\$125,001	\$142,581	\$118,056	\$135,125
Median HH Income	\$86,018	\$100,668	\$88,197	\$102,151	\$81,280	\$95,436
Per Capita Income	\$59,208	\$67,875	\$58,225	\$66,702	\$48,424	\$55,754

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
37,894	86th Street	at Keystone Avenue	
44,352	86th Street	Keystone Avenue	White River
146,410	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue
49,959	Keystone Avenue	86th Street	I-465
27,883	Keystone Avenue	Woodfield Crossing Blvd.	86th Street

