

# Fashion Mall Commons

The  
**Broadbent**  
Company

*E. 86th Street across from Fashion Mall at Keystone Crossing - Indianapolis, Indiana*

Fashion Mall Commons is located on East 86th Street across from The Fashion Mall at Keystone Crossing. Fashion Mall Commons is anchored by Kohl's and Ulta, and hosts a variety of upscale eateries, home furnishings and personal service businesses.

**GLA:** 154,967

**Anchor Tenants:** Kohl's and Ulta

**Traffic Counts:** 47,592 86th Street between Keystone Avenue and Keystone Crossing  
30,817 Keystone Avenue between Woodfield Crossing and 86th Street  
74,497 Keystone Avenue between 96th Street and I-465

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7,539 SF ENDCAP AVAILABLE (former FF&E in place)



47,592 VTC

Union Chapel Road

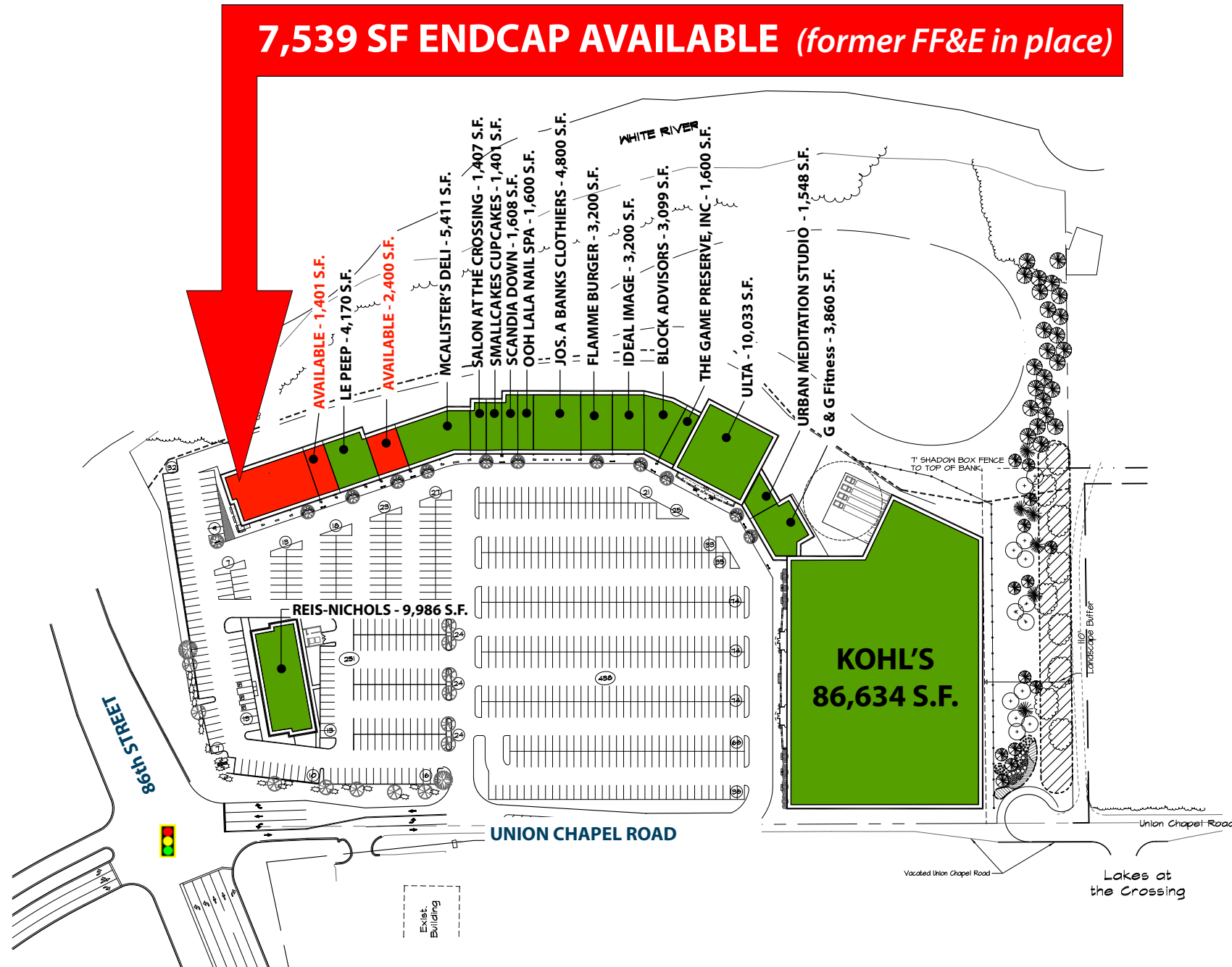
86th Street

7839

# Fashion Mall Common

Indianapolis, Indiana

**7,539 SF ENDCAP AVAILABLE** (former FF&E in place)



Schematic Site Plan

**NOTE:**  
THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACRES AND LOCATIONS OR SIZES OF A BUILDING (OR BUILDINGS) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, RIGHT-OF-WAYS AND DIMENSIONS OR AFTER FINAL ZONING REVIEW IS COMPLETED.

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

**SITE DATA**

TOTAL BLDG AREA	
PHASE I BLDG AREA	86,634 S.F.
PHASE II BLDG AREA	68,347 S.F.
PHASE III BLDG AREA	9,986 S.F.
<b>TOTAL BLDG AREA</b>	<b>154,967 S.F.</b>

PARKING SPACES	
<b>TOTAL PARKING REQ'D</b>	<b>620 Spaces</b>
<b>TOTAL PARKING PROVIDED</b>	<b>680 Spaces</b>

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East 86th Street across from Fashion Mall at Keystone Crossing ~ Indianapolis, Indiana



SUMMARY	3 Miles		5 Miles		10 Miles	
	2022 Estimate	2027 Forecast	2022 Estimate	2027 Forecast	2022 Estimate	2027 Forecast
Population	58,788	59,797	181,629	185,515	783,199	806,000
Daytime Population	92,267		274,876		875,323	
Households	28,482	28,982	84,319	86,173	320,555	329,981
Average Household Size	2.04	2.04	2.13	2.12	2.41	2.41
Average Household Income	\$113,447	\$133,257	\$115,337	\$134,540	\$107,011	\$124,393
Median Household Income	\$80,319	\$100,306	\$79,757	\$97,910	\$70,906	\$86,211
Per Capita Income	\$54,896	\$64,500	\$53,597	\$62,551	\$43,856	\$50,971

\* The information contained herein is believed to be correct and is obtained from sources we regard as reliable. We assume no liability for errors or omissions herein.

