



# FOR LEASE

1138 W. 86th St, Indianapolis, IN 46260

## CRICKET TREE PLAZA

1,500 SF AVAILABLE

- Great location for retail or office use.
- Located on strong retail corridor
- Well established market with dense population
- Close proximity to St. Vincent Hospital

TRAFFIC COUNTS  
W 86th Street - 31,833  
Ditch Road - 14,968



## MARKET DEMOGRAPHICS

| Radius | Population | Income   | Households | Daytime Population |
|--------|------------|----------|------------|--------------------|
| 1 Mile | 11,074     | \$73,442 | 5,046      | 7,975              |
| 3 Mile | 68,712     | \$73,094 | 31,164     | 79,707             |
| 5 Mile | 172,476    | \$87,448 | 76,913     | 240,860            |

## SITE PLAN

