

# SHADELAND STATION

7481 N Shadeland Ave

Indianapolis, IN 46250

EXCLUSIVE LEASING AGENT



# SHADELAND STATION

7481 N Shadeland Ave

## JUNIOR BOX SPACE FOR LEASE

21,400 SF

Former Grocery Store

Loading Dock with Semi Drive

18 ft Ceiling Height

131' Frontage

Pylon Sign

SHADELAND STATION is a neighborhood shopping center located in northeast Indianapolis, only minutes from the Castleton Square Mall. The property serves the communities of Lawrence, Geist and Fishers within 3 miles, and offers a dense daytime population, with over 2.5M SF of office and medical users; a student population of 5,795, and over 2,269 multifamily units within 1 mile. Shadeland Station features many national and regional co-tenants, that includes Planet Fitness, Dollar Tree, Jane Pauley Health Center, Hearing Aid Company, Lincoln Square Pancake House, Wendy's, H&R Block, the UPS Store, Mariner Finance, US Coast Guard and many more.

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# PROPOSED STOREFRONT REDEVELOPMENT



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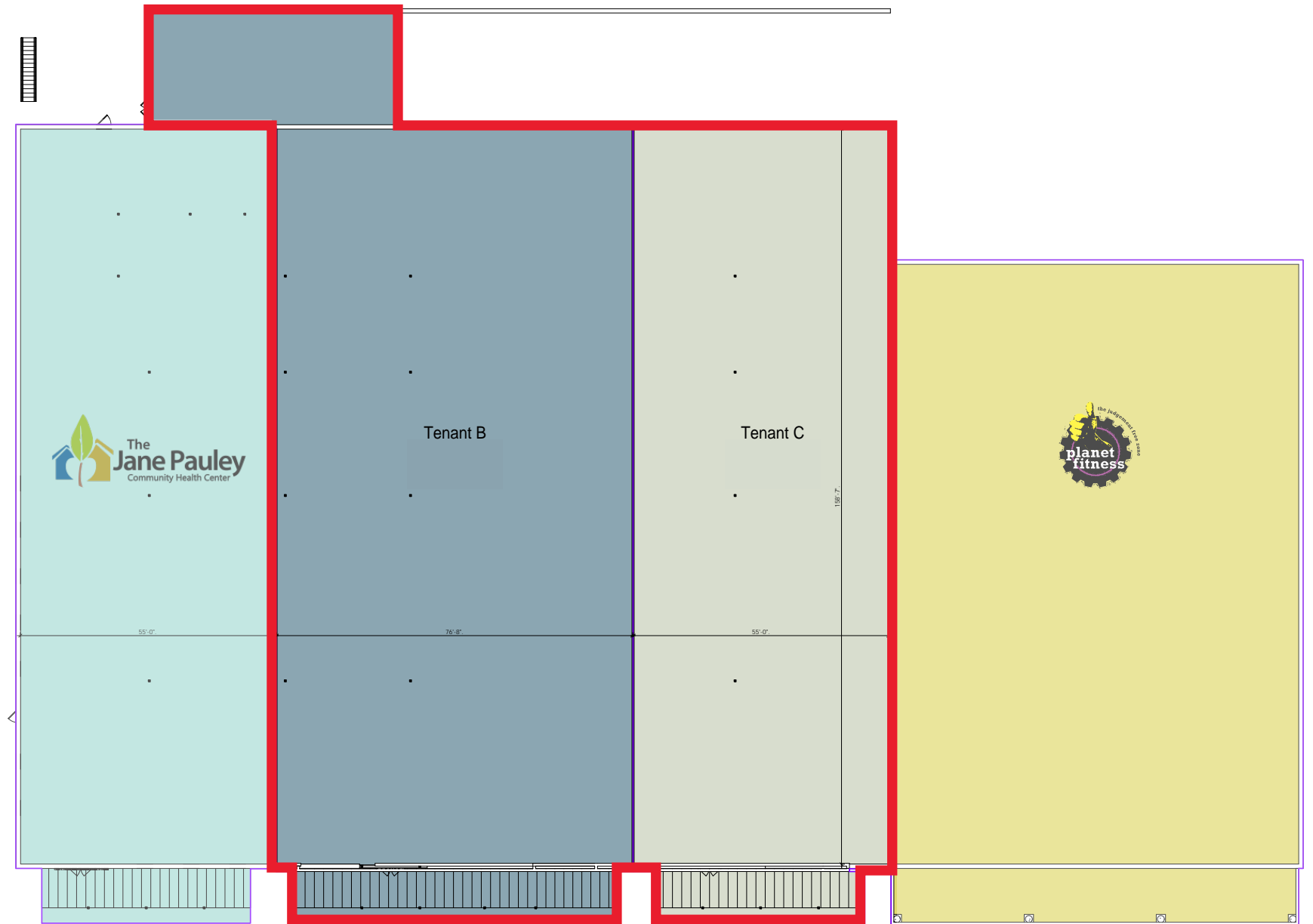
# PROPOSED REDEVELOPMENT

Demised Suite - with allowance  
for white box delivery

12,600 SF - 21,400 SF

7-10 Lease Term

\$16-18 PSF, NNN



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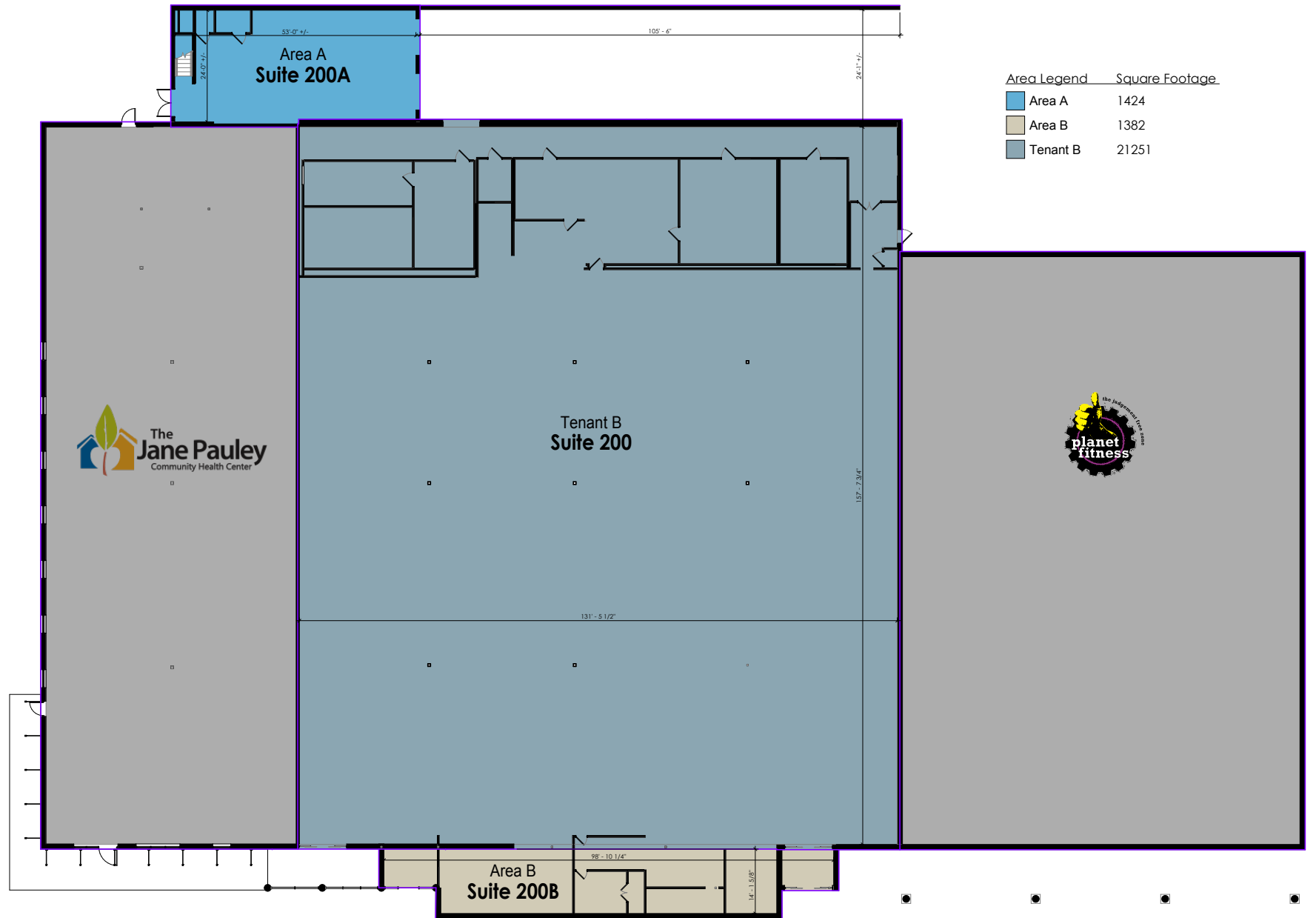
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## AS-IS DELIVERY

21,400 SF

\$12 PSF, NNN

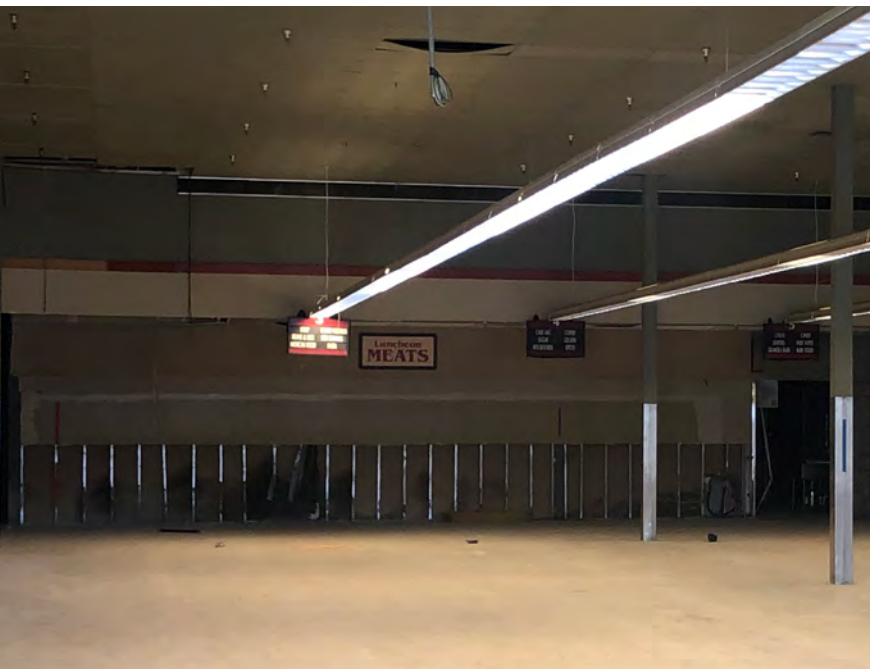
5-10 Year Term



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## RACE/ETHNICITY INFORMATION BY RADIUS RING

CENTER: 75TH AND SHADELAND	1 MILES	3 MILE	5 MILES
White	62.8%	62.1%	56.6%
Black	25.1%	25%	29.9%
Asian	4.4%	4%	3.4%
Hispanic Origin	6.5%	7.9%	9.7%

2024\_Demographic Source: Applied Geographic Solutions



Indianapolis, IN 46250

# NEIGHBORHOOD SNAPSHOT

## DEMOGRAPHIC INFORMATION BY ZIP CODE

ZIP CODE	ROUTE	RESIDENTIAL ADDRESSES	COMMERCIAL ADDRESSES	UNDER 25	25-65	66+	HOUSEHOLD SIZE	AVERAGE HOUSEHOLD INCOME	BOUNDARIES
46280	CO026	284	204	35%	29%	36%	1.95	\$37,000	Between Shadeland and Freeway
	CO37	566	48	24%	29%	47%	2.37	\$70,000	71st to 75th, Shadeland to Binford
46256	CO04	1,094	2	35%	35%	30%	1.65	\$35,000	Lake Castleton Apartments
	CO12	708	35	27%	17%	56%	2.14	\$55,000	Shadeland to Hague, 75th to 71st
	CO06	863	2	28%	24%	48%	2.74	\$85,000	71st to Fall Creek to Shadeland
46220	CO47	362	32	30%	25%	45%	2.73	\$108,000	Shadeland to Hillcrest Country Club, 71st to Fall Creek

2021\_ESRI

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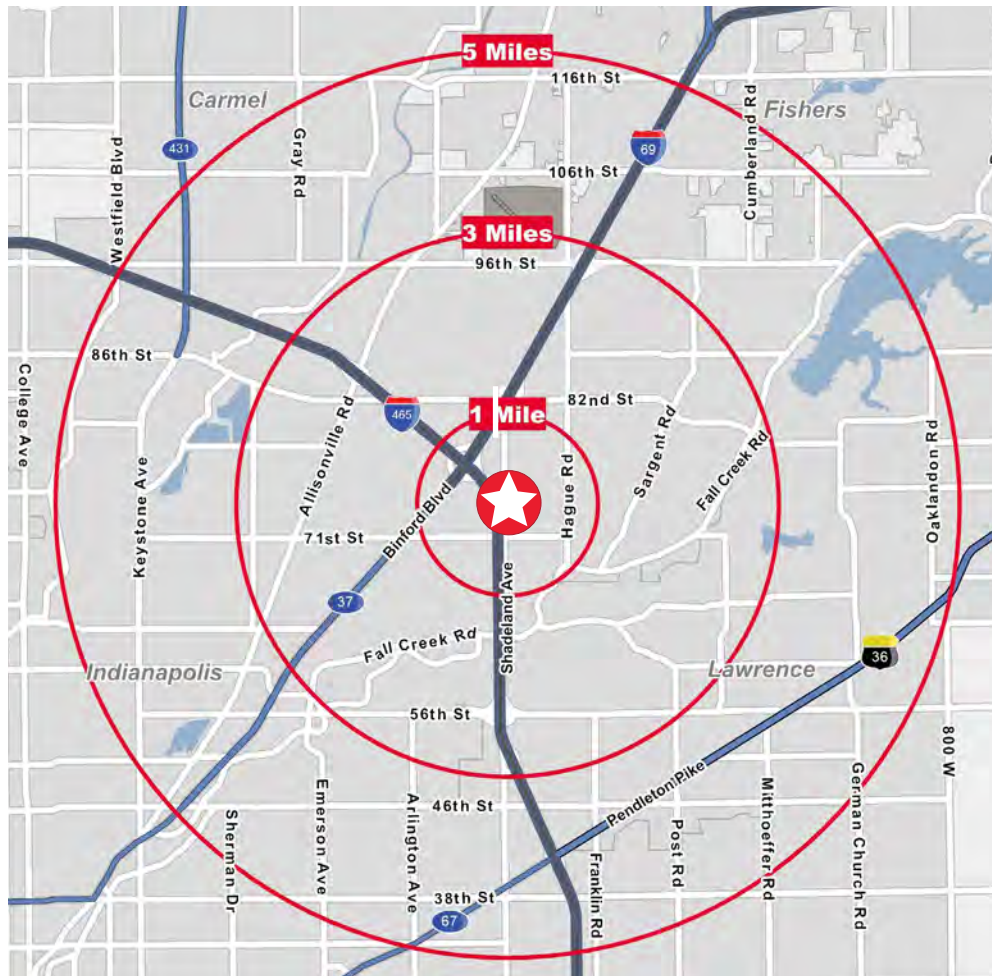
## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	8,536	56,654	182,440
Average Household Income	\$91,027	\$110,952	\$110,529
Daytime Population (Age 16+)	9,584	62,407	168,368

2024\_Demographic Source: Applied Geographic Solutions

## Indianapolis, IN 46250

### 1-3-5 MILE RADIUS MAP



## TRAFFIC COUNTS

Shadeland Avenue  
26,147

75th Street  
14,117

2023 AADT  
Source: Indiana Department of Transportation

# DENSE DAYTIME POPULATION



## Community North Hospital annually

**12,345**  
Daytime Population

\*Does not include  
cancer center, heart hospital

**1,750** Staff\*

**21,000** Inpatients\*

**230,000** Outpatients\*



## Area Schools 1 mile

**1,200** Students, Heritage Christian School

**2,469** Students, Lawrence North High School

**2,300** Students, McKenzie Center for Innovation & Technology

**541** Students, Crestview Elementary School

**320** Students, Skiles Test Elementary School



## Apartments 1 mile

**1,260** Units, Lake Castleton (4.8% V)

**2,269** multifamily units within one mile **236** Units, Bayview Club Apts. (6.6% V)

**122** Units, Ahepa Senior Community (2.0% V)

**252** Units, TGM Shadeland (5.7% V)

**398** Units, Columns of Castleton (1.1% V)



## Retail Expenditures

**\$133 M**  
1 mile

**\$399 M**  
2 miles

**\$2.8 B**  
3 miles



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## TENANCY



SUITE	TENANT	SUITE	VACANT SF
E-1	Jane Pauley Health	A-7	1,800 SF
D-1, A-1	Planet Fitness	A-12	840 SF
A-2	Smoke Shack	A-13	810 SF
A-3	Chow Express	A-14	2,400 SF
A-4	IMPD Substation	B-8	2,180 SF
A-5	Kenny's Barbershop	B-12	3,200 SF
A-6	The Cigar Box	C-19	760 SF
A-9	Mariner Finance	C-21	900 SF
B-1	Dollar Tree	C-22	1,661 SF
B-6	Chile Verde		
B-7	H&R Block		
B-9	21st Amendment		
C-1	A.S. Restaurant		
C-3	Subway		
C-5	The UPS Store		
C-6	King Nails		
C-7	USCG		
C-8	Mia Pizzeria		
C-9	Tienda Mexicana		
C-12	Indiana Hearing Aid Co.		
C-13	Lincoln Square		
C-20	Massage		



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