

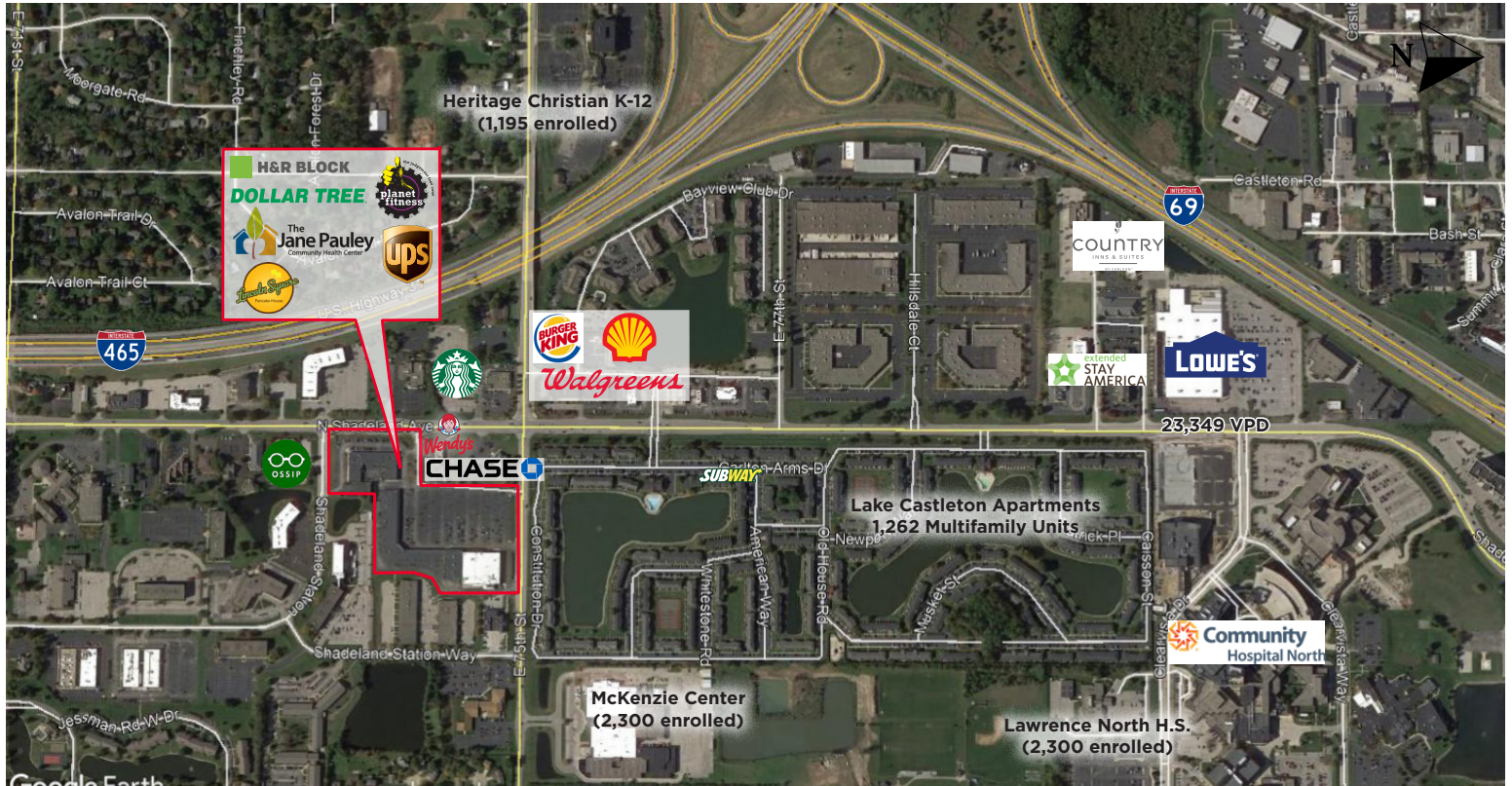
SHADELAND STATION

Indianapolis, IN 46250



For Lease / Small Shops and Junior Box space up to 21,000 SF

**WE ARE
THE CENTER
OF RETAIL**



**7381-7481 North Shadeland Avenue
Indianapolis, IN 46250**

- Shadeland Station welcomes Lincoln Square Pancake House! Join national tenants Planet Fitness, Dollar Tree, H&R Block, Subway and the UPS Store, along with many regional and local tenants
- Small retail space - 760 SF - 3,200 SF, combine for up to 4,000 SF
- Adjacent to the largest apartment community in Indianapolis, over 2,269 multifamily units are within 1 mile.
- Zoned C-4, ability to offer out parcel along 75th street
- Dense daytime population, with over 2.5M SF of office and medical users within 1 mile; student population of 5,795
- Jr. Box space available 21,400 SF, dock access or overhead doors, pylon panel

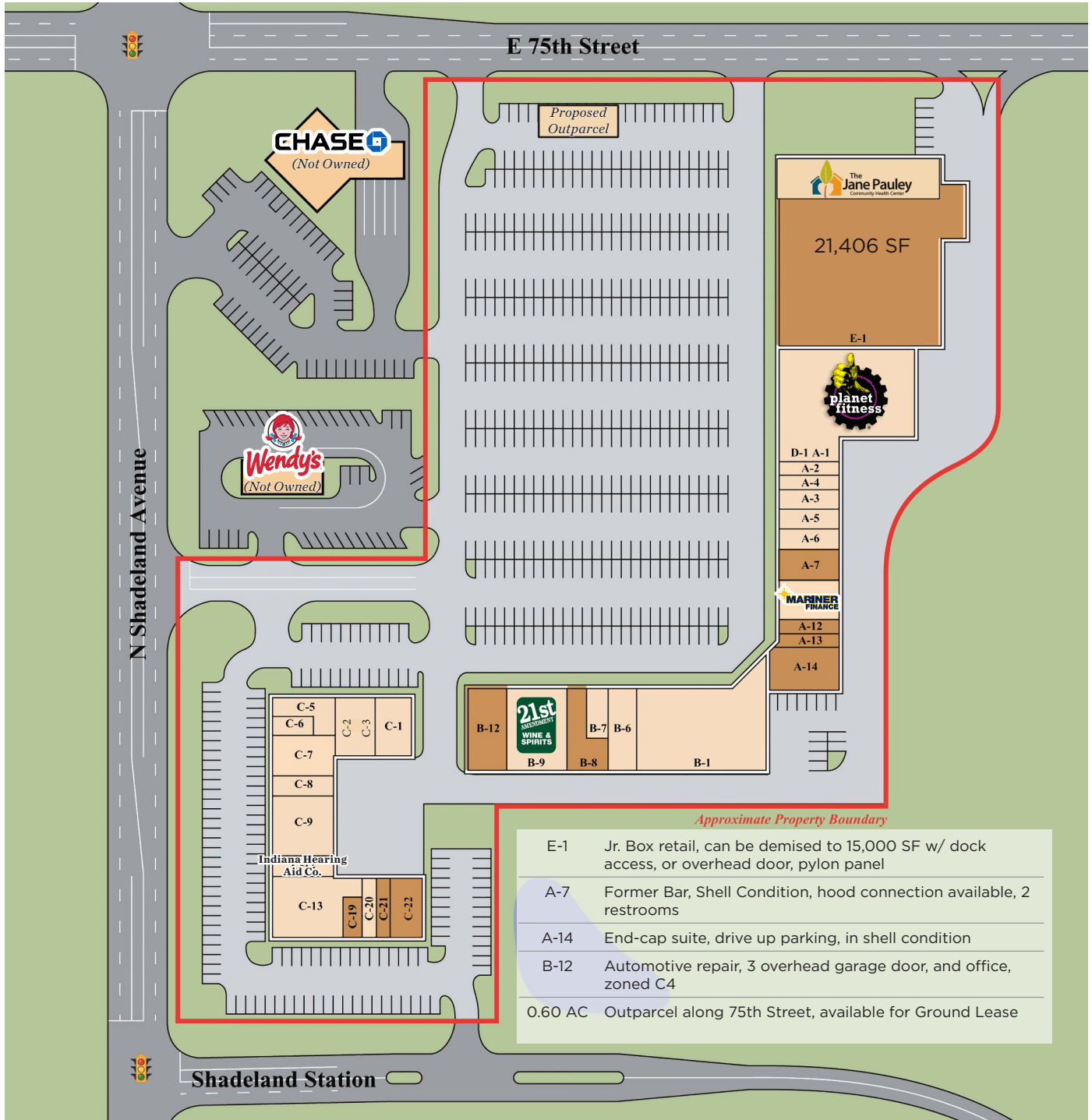


Carmen Thompson / Senior Associate / carmen.thompson@cushwake.com / +1 317 352 5430

**WE ARE
THE CENTER
OF RETAIL**

SHADELAND STATION

Indianapolis, IN 46250



Approximate Property Boundary

E-1	Jr. Box retail, can be demised to 15,000 SF w/ dock access, or overhead door, pylon panel
A-7	Former Bar, Shell Condition, hood connection available, 2 restrooms
A-14	End-cap suite, drive up parking, in shell condition
B-12	Automotive repair, 3 overhead garage door, and office, zoned C4
0.60 AC	Outparcel along 75th Street, available for Ground Lease

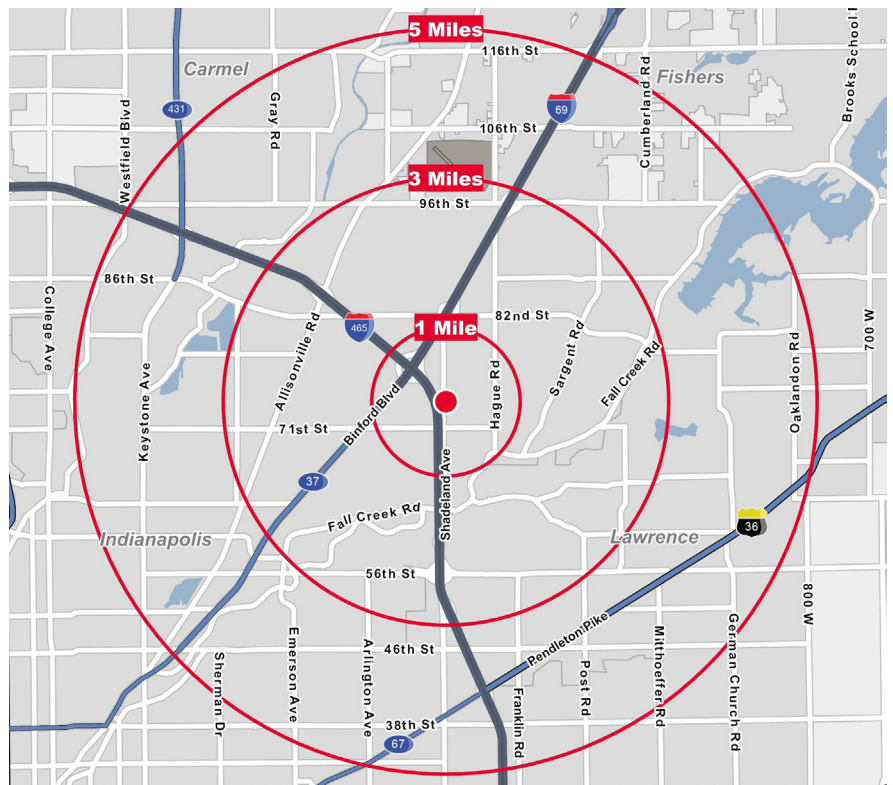
Carmen Thompson / Senior Associate / carmen.thompson@cushwake.com / +1 317 352 5430

**WE ARE
THE CENTER
OF RETAIL**

7381-7481 North Shadeland Avenue Indianapolis, IN 46250

Suite	Tenant
E-1	Jane Pauley Health
D-1 A-1	Planet Fitness
A-2	Smoke Shack
A-3	Chow Express
A-4	IMPD Substation
A-5	Kenny's Barbershop
A-6	The Cigar Box
A-9	Mariner Finance
B-1	Dollar Tree
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
Suite	Vacant SF
A-7	1,800 SF
A-12	840 SF
A-13	810 SF
A-14	2,400 SF
B-8	2,180 SF
B-12	3,200 SF
C-19	760 SF
C-21	900 SF
C-22	1,661 SF
E-2	21,406 SF

1-3-5 MILE RADIUS MAP



Traffic Counts

Shadeland Avenue	25,584
75th Street	13,813

2022 AADT. Source: Indiana Department of Transportation

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	65,407	168,368

Estimates. Source: Applied Geographic Solutions 11/2023, TIGER Geography



Carmen Thompson / Senior Associate / carmen.thompson@cushwake.com / +1 317 352 5430

**WE ARE
THE CENTER
OF RETAIL**

SHADELAND STATION

Indianapolis, IN 46250



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

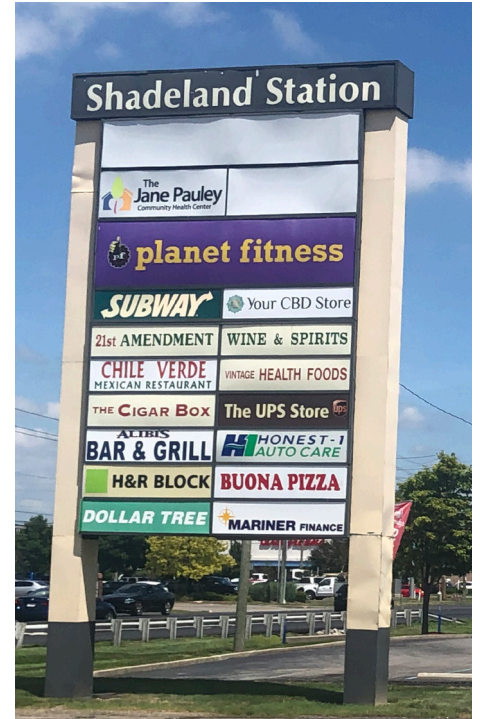
1 mile

\$399 M

2 miles

\$2.8 B

3 miles



Carmen Thompson / Senior Associate / carmen.thompson@cushwake.com / +1 317 352 5430

WE ARE THE CENTER OF RETAIL