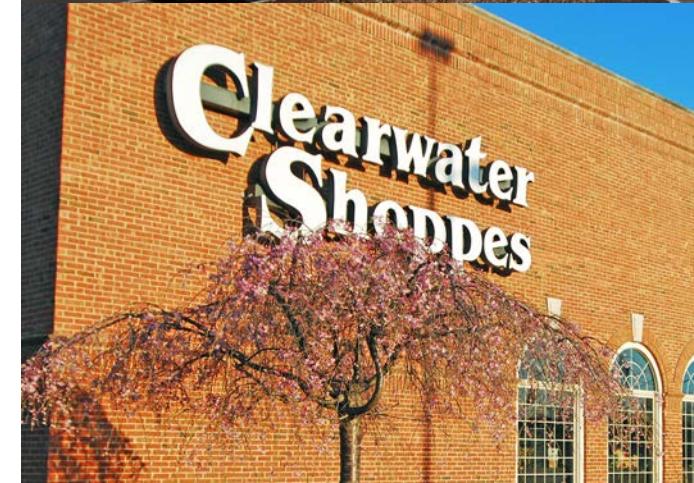


Clearwater Shoppes

82nd Street and Dean Road, Indianapolis, Indiana

PROPERTY HIGHLIGHTS

- Clearwater Shoppes is located in the Clearwater Area on Indianapolis' north side.
- This area is one of the city's most important affluent and commercial areas.
- Keystone at the Crossing and Simon-owned Fashion Mall are just west of Clearwater Shoppes.
- To the east on 82nd Street is Castleton Square Mall, Indianapolis' largest mall.
- Clearwater Shoppes is an impressive mix of home furnishings, and personal services in the heart of the affluent residential upscale commercial Clearwater Areas.
- Signalized intersection.
- Easy Access.
- GLA: 45,937
- MSA: Indianapolis, IN
- Key Tenants are Elan Furs, Nancy's Bridal, Jack Laurie Floors, and Copper Creek Canyon.



LEASING CONTACT:

John Beuoy
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317.237.2900 Office
888.664.2900 Toll Free
317.237.2953 Facsimile



Clearwater Shoppes

BLEND
BAR CIGAR

snooze
mattress company

Image
By Jordan

ubreakifix
by asurion

JACK LAURIE
HOME FLOOR DESIGNS

Animal Dermatology Clinic

**Nancy's
Bridal**
BOUTIQUE

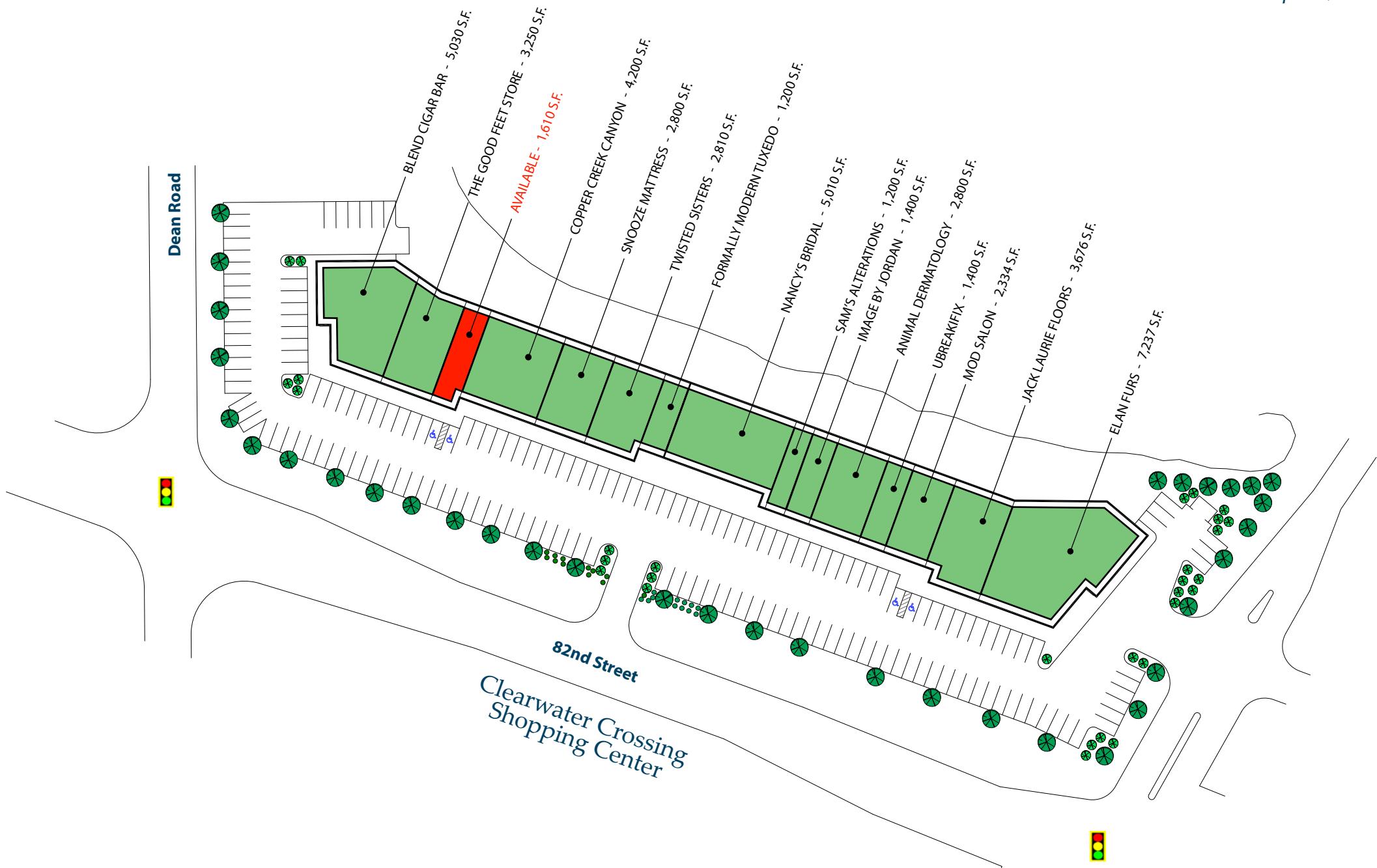
ELÁN
F·U·R·S

**COPPER
CREEK
CANYON**



Clearwater Shoppes

Indianapolis, Indiana



SITE DATA

TOTAL BUILDING AREA

Total Building Area 45,957 S.F.

PARKING SPACES

(PARKING RATIO IS ASSUMED: 1 SPACE/250 S.F. OF BLDG.)

Standard Spaces 180 Spaces

Handicap Spaces 4 Spaces

TOTAL SPACES PROVIDED

184 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.

Clearwater Shoppes

Indianapolis, Indiana



Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	60,505	62,109	176,563	181,829	789,322	815,057
Daytime Population	92,559		266,671		881,837	
Households	29,653	30,592	82,168	84,937	323,933	336,201
Average HH Size	2.02	2.01	2.12	2.11	2.40	2.39
Average HH Income	\$113,301	\$130,227	\$122,871	\$140,507	\$117,660	\$134,740
Median HH Income	\$79,956	\$93,044	\$87,539	\$101,934	\$81,411	\$95,594
Per Capita Income	\$55,579	\$64,152	\$57,266	\$65,733	\$48,297	\$55,613

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
29,916	82nd Street	Allisonville Road	I-465
23,091	82nd Street	Dean Road	Allisonville Road
44,352	86th Street	Keystone Avenue	Keystone Crossing
146,410	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

