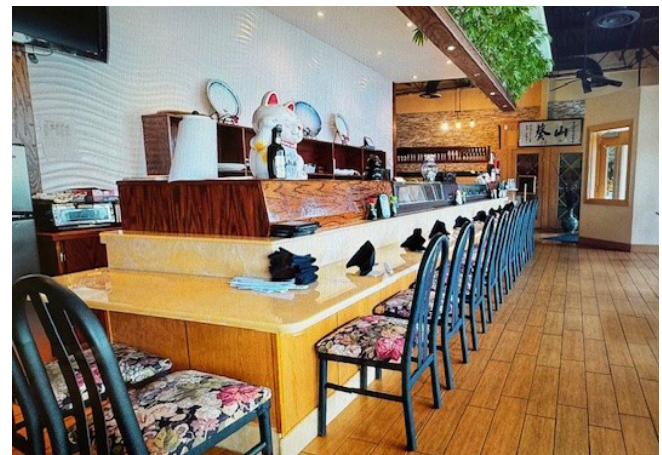
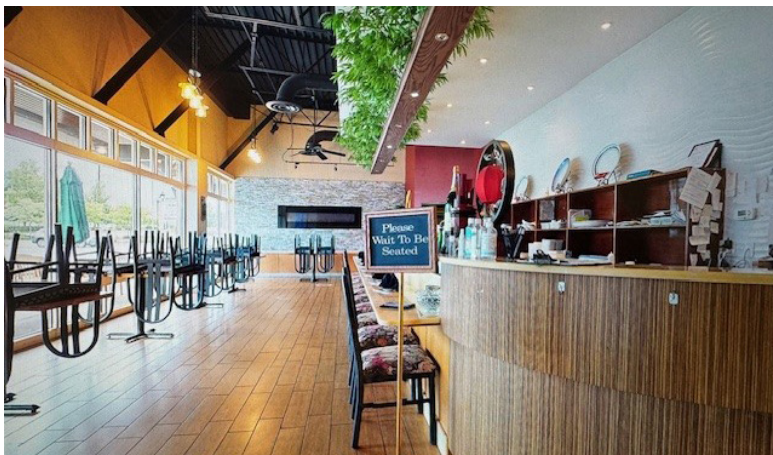


Clearwater Springs Shopping Center

5025 82nd Street, Indianapolis, IN 46250



RESTAURANT SPACE FOR LEASE

TRAFFIC COUNTS

East 82nd Street - 38,780 ADT

Allisonville Road - 48,100 ADT

- **3,500 sf restaurant space available on January 1, 2025**
- Hood / Walk-in cooler to stay in space
- Outdoor patio space possible
- Strong traffic counts and strong daytime and evening demographics
- Anchored by PetSmart, Michael's and Aldi Grocery

CONTACT

Keith Fried

kfried@mccreapg.com

Paige Pettenaro

ppettenaro@mccreapg.com

Jason Fried

jfried@mccreapg.com

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,834	\$93,648	3,676	10,133
3 Mile	60,961	\$90,887	29,813	92,863
5 Mile	176,991	\$98,449	82,373	161,033

Clearwater Springs Shopping Center

East 82nd Street & Allisonville Road, Indianapolis, IN 46250



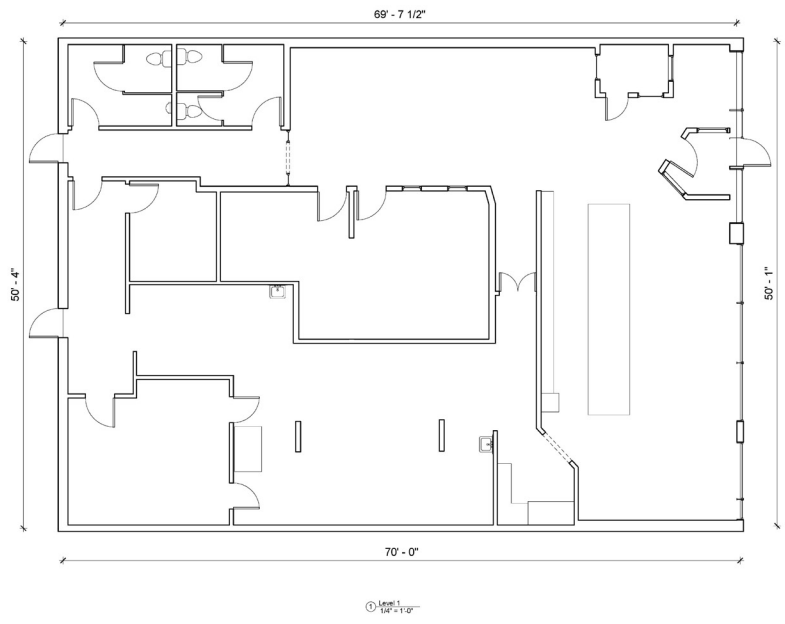
**E 82nd STREET AND
ALLISONVILLE ROAD
INDIANAPOLIS, IN**

SITE PLAN

Building	Unit	Store Name	Size
Future Pad	1.6 AC Pad Site		
A	100	Ciao Bella Salon	2,800 SF
A	300	NU Nails	1,400 SF
A	400	Yang's Foot Spa	1,400 SF
A	500-A	Melie Norman	1,400 SF
A	500-B	Truly Fragrances	1,400 SF
A	1000	El Toro Mexican Restaurant	8,400 SF
B		House Works	17,600 SF
C	100	SAS Comfort Shoes	2,250 SF
C	200	American Mattress	4,275 SF
C	400	Starbucks	2,475 SF
D	100	Upland Brew	6,270 SF
D	400	Mocece Day Spa	1,718 SF
D	500	Aspen Dental	3,670 SF
E	300	Zips Dry Cleaners	3,778 SF
E	400	Coldstone Creamery	1,200 SF
E	500	Curco	1,200 SF
E	600	AT&T Wireless	2,400 SF
F	800	Available	3,500 SF
F	1000	Tropical Smoothie Café	2,490 SF
F	1200	PENDING	2,417 SF
G	1400	Club Champion Golf	2,400 SF
G	1500	PENDING	1,600 SF
G	1600	Great Clips	1,600 SF
G	1700	Jersey Mike's Subs	1,600 SF
H	1800	David's Bridal	9,690 SF
H	2000	Rally House	9,000 SF
I	2300	Lanter Eye Care	2,069 SF
I	2500	Another Broken Egg	3,957 SF
J	100	ALDI Grocery	22,075 SF
J	100	Haerty's Furniture	41,481 SF
K	200	PetSmart	26,172 SF
L	300	Michaels	24,197 SF
L	400	Prestige Beauty Institute	5,000 SF
M	500/600	PENDING	5,000 SF
M	700	Hotworx	2,000 SF
M	800	Regions Bank	4,100 SF
N	100	Athletico	2,720 SF
N	300	Noodles & Company	2,780 SF
Total			239,484

Clearwater Springs Shopping Center

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Floor Area : 3505 SF