



5641 E. 86th St.  
Indianapolis, IN 46250

Conceptual Rendering



**Property Description**

High-traffic retail and restaurant corridor. The aerial reflects the retail and entertainment density of the trade area. Full-service restaurants located on 86th Street include Bravo, On The Border, Outback Steakhouse, Buca di Beppo, The Melting Pot, Buffalo Wild Wings, Ale Emporium, and Sapporo Japanese Steakhouse.

- Fronts 86th Street with ample parking.
- The site is easily accessible from I-465 and Indianapolis' most affluent suburbs Carmel, Fishers, and Noblesville.
- Excellent and consistent daytime traffic and daytime population throughout the week and weekends.
- Cross Access Parking
- Drive-Thru Opportunity

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Sale Price:	Contact Broker
Building Size:	3,200 SF
Available SF:	3,200 SF
Acreage:	.28AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,611	28,315	81,162
Total Population	7,857	55,958	172,472
Average HH Income	\$65,682	\$84,623	\$93,484

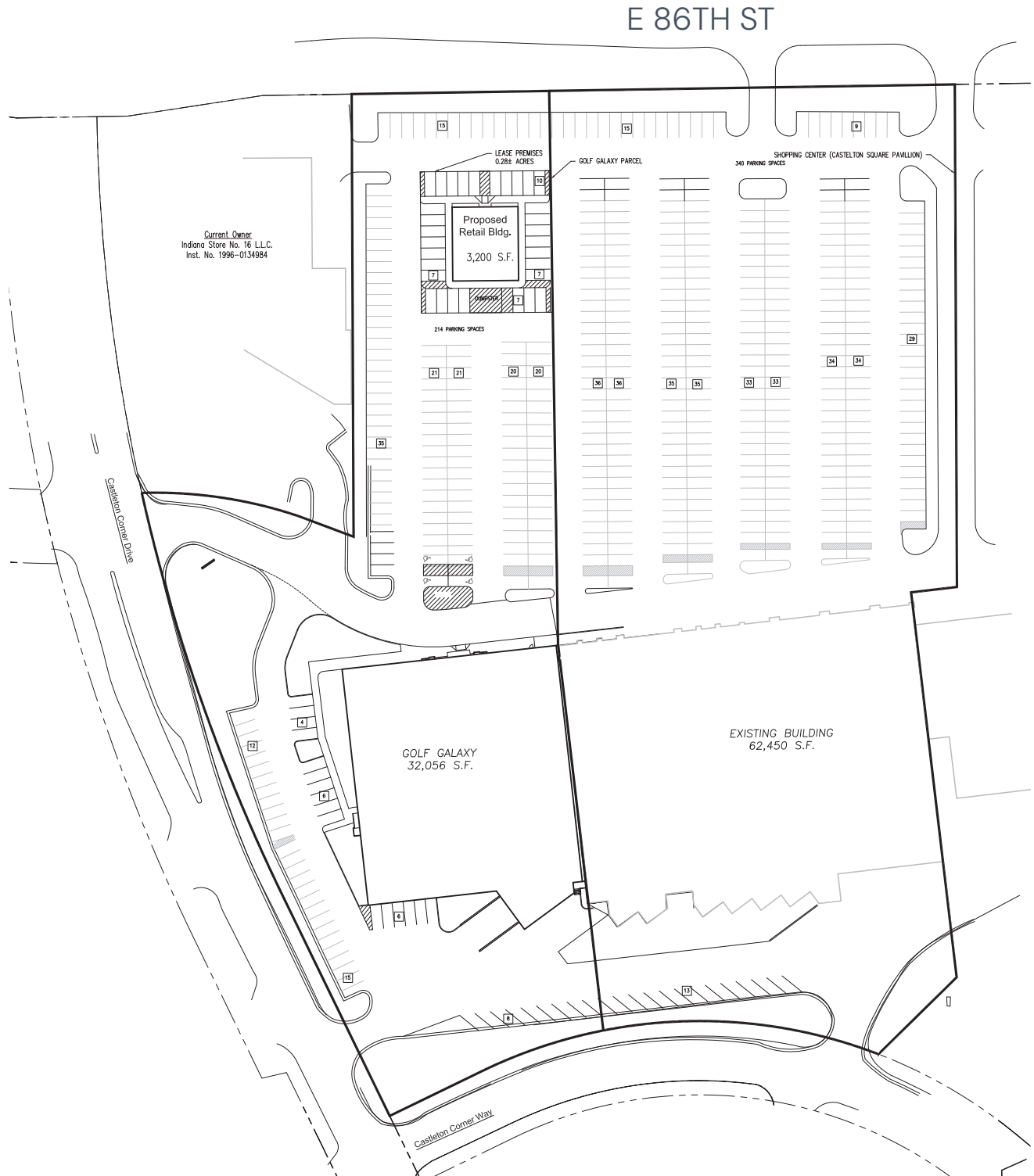
**Video Drone Tour of the Property and Surrounding Area**





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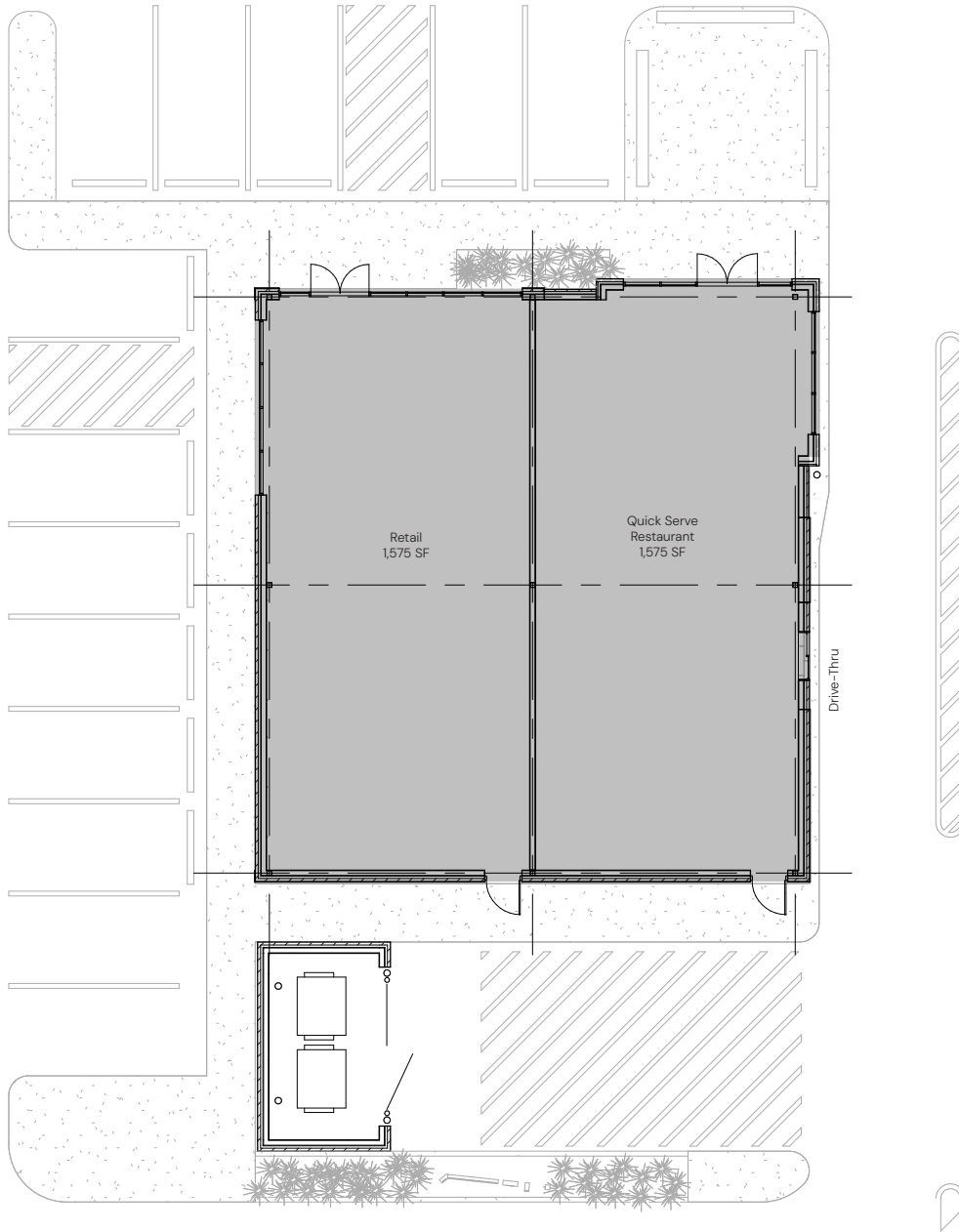
## Proposed Site Plan





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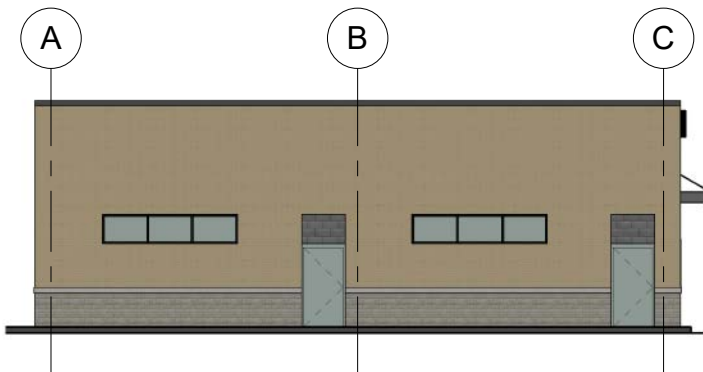
Proposed Site Plan



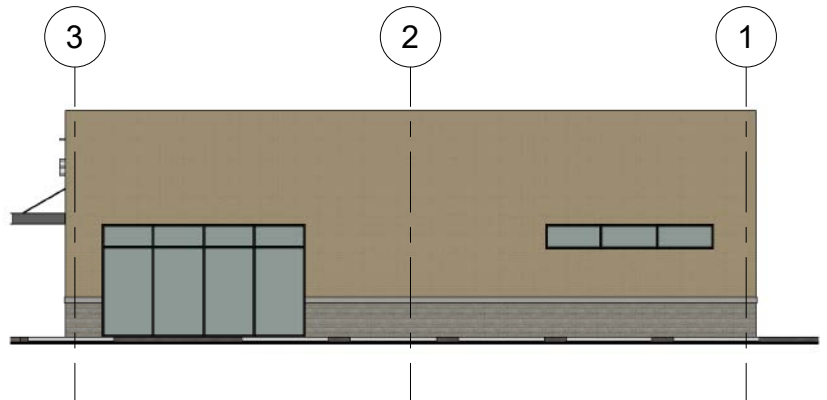


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Proposed Site Plan



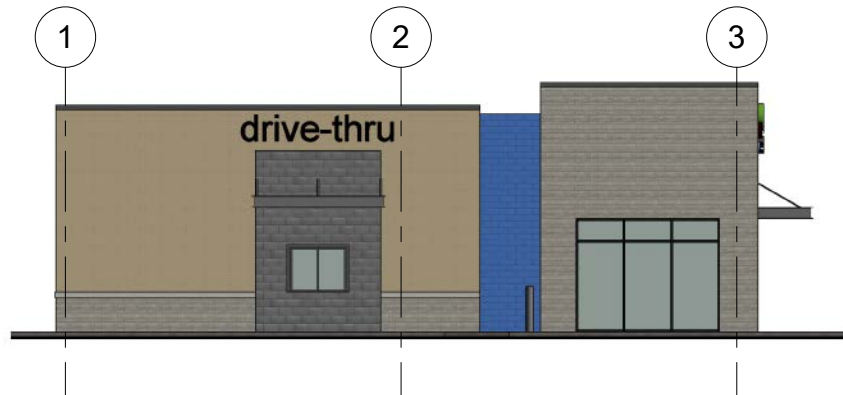
EXTERIOR ELEVATION - SOUTH FACADE



BUILDING ELEVATION - WEST FACADE



EXTERIOR ELEVATION - NORTH FACADE



EXTERIOR ELEVATION - EAST ELEVATION





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### Surrounding Businesses



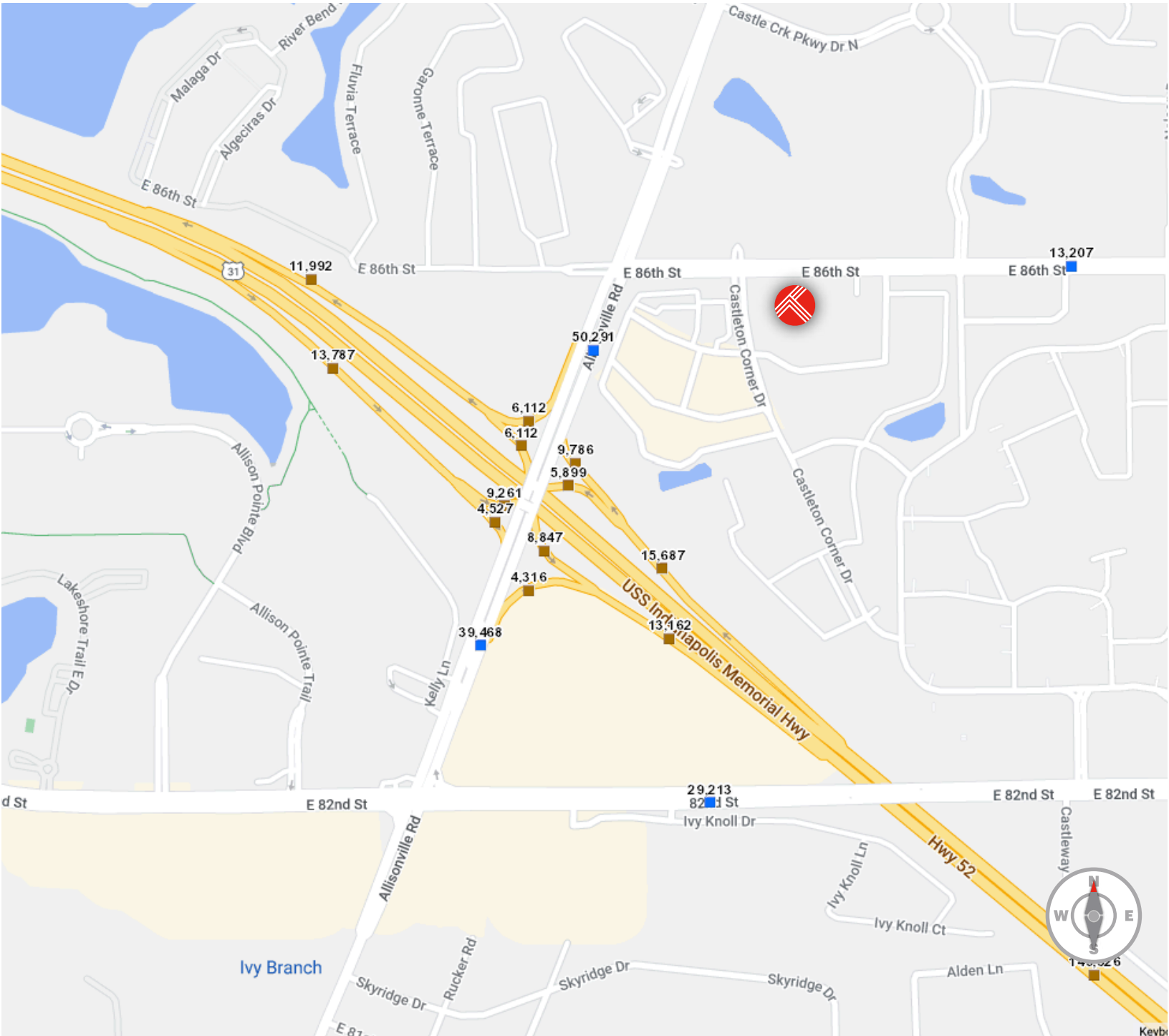
Map data ©2024 Google Imagery ©2024 Airbus CNES / Airbus IndianaMan Framework Data Maxar





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## Traffic Counts

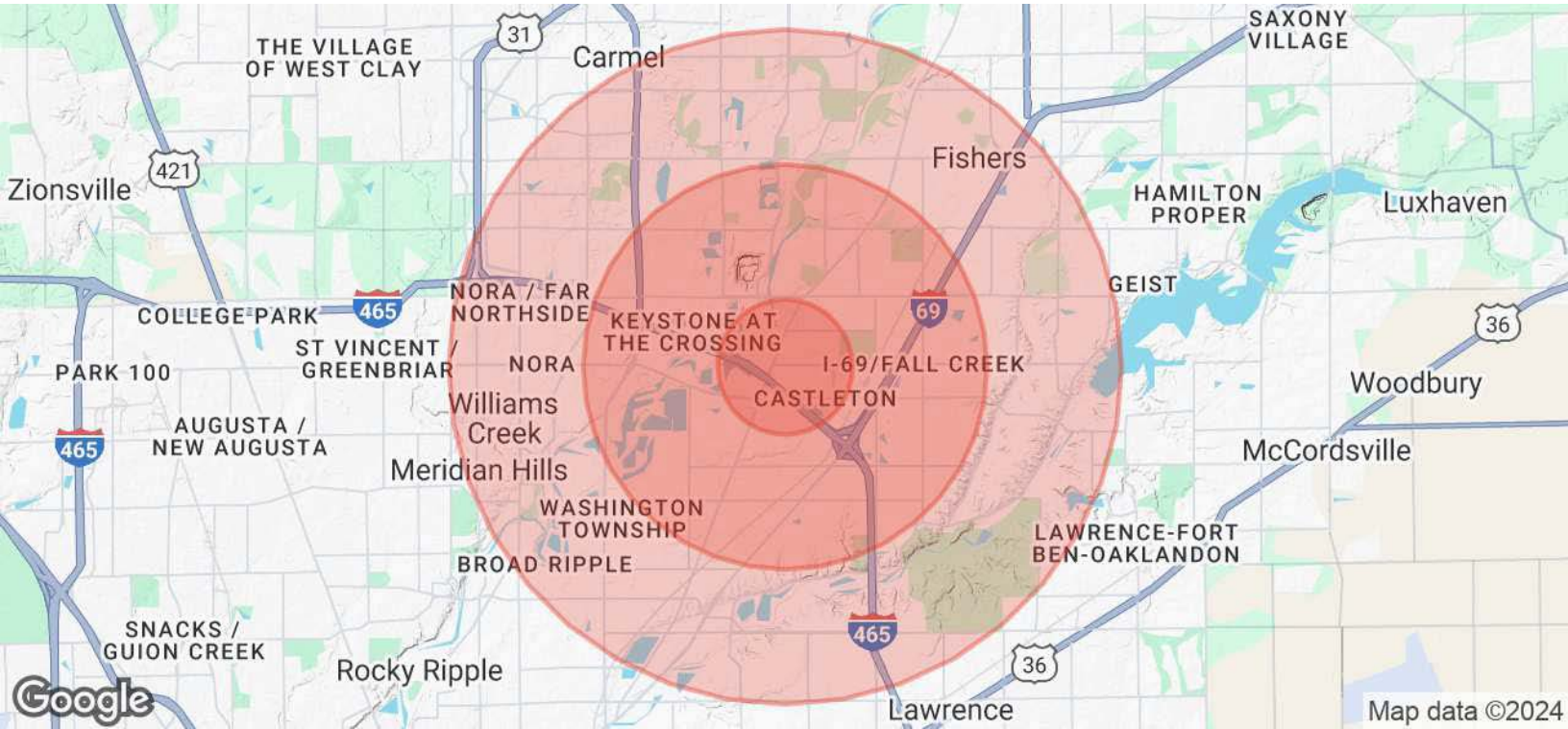






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Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,811	56,310	170,353
Average Age	35	41	41
Average Age (Male)	34	40	40
Average Age (Female)	35	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,200	26,621	76,073
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$80,787	\$113,264	\$126,889
Average House Value	\$533,999	\$384,744	\$394,006

\* Demographic data derived from 2020 ACS - US Census

