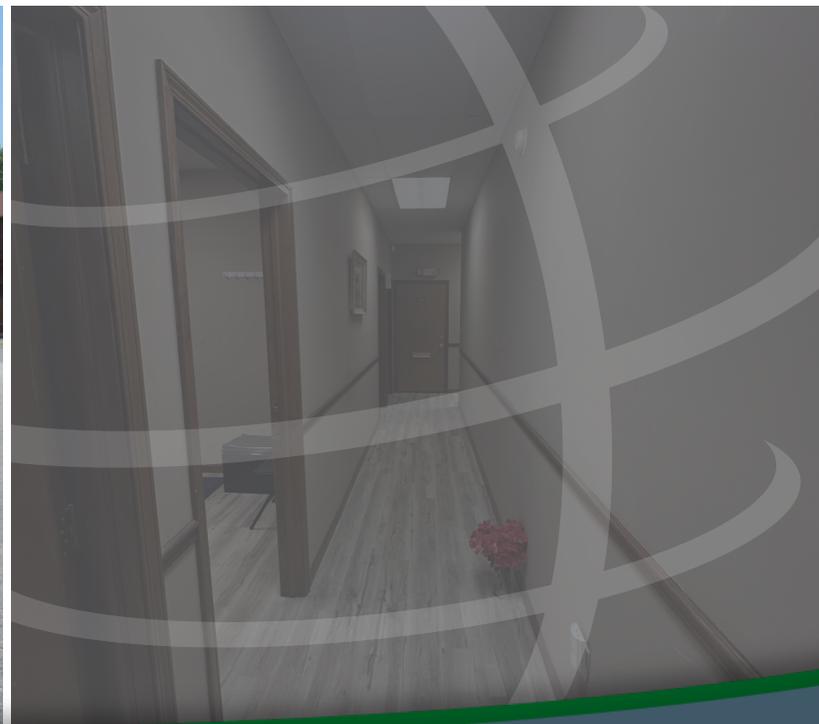


# 9228 INDIANAPOLIS BLVD, HIGHLAND, IN 46322



For more information, please contact:

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# LEASING BOULEVARD PLAZA

9228 Indianapolis Blvd, Highland, IN 46322



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 175 - 1,605 SF

**Lease Rate:** \$12/sf

**Building Size:** 8095 SF

### PROPERTY HIGHLIGHTS

- Turnkey office suite for lease on Indianapolis Blvd
- Located on a high traffic road
- Anchored by Dunkin Donuts
- Signage on Indianapolis Blvd



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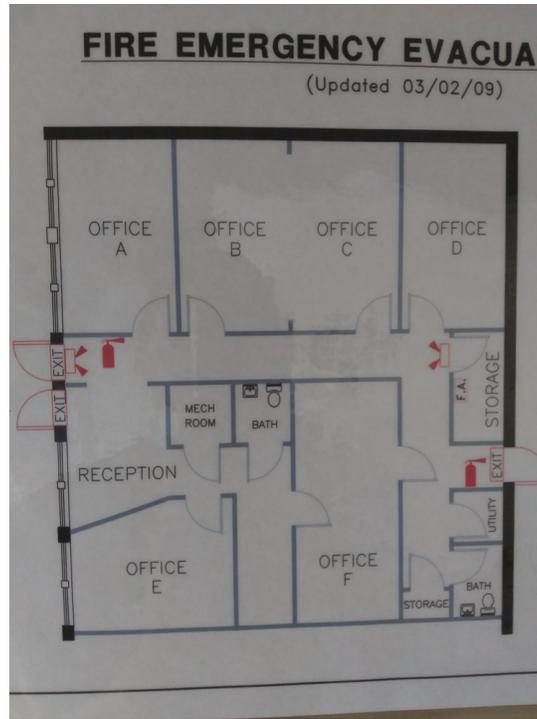
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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	MG;NNN	Lease Term:	Negotiable
Total Space:	175 - 1,605 SF	Lease Rate:	\$12.00/SF

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9228 Indianapolis Blvd 8C	Available	175 SF	Modified Gross	\$600 per month	-
9222 Indianapolis Blvd Suite A-B	Available	1,605 SF	NNN	\$12.00 SF/yr	-
9228 Indianapolis Blvd 8D	Available	175 SF	Modified Gross	\$600 per month	-

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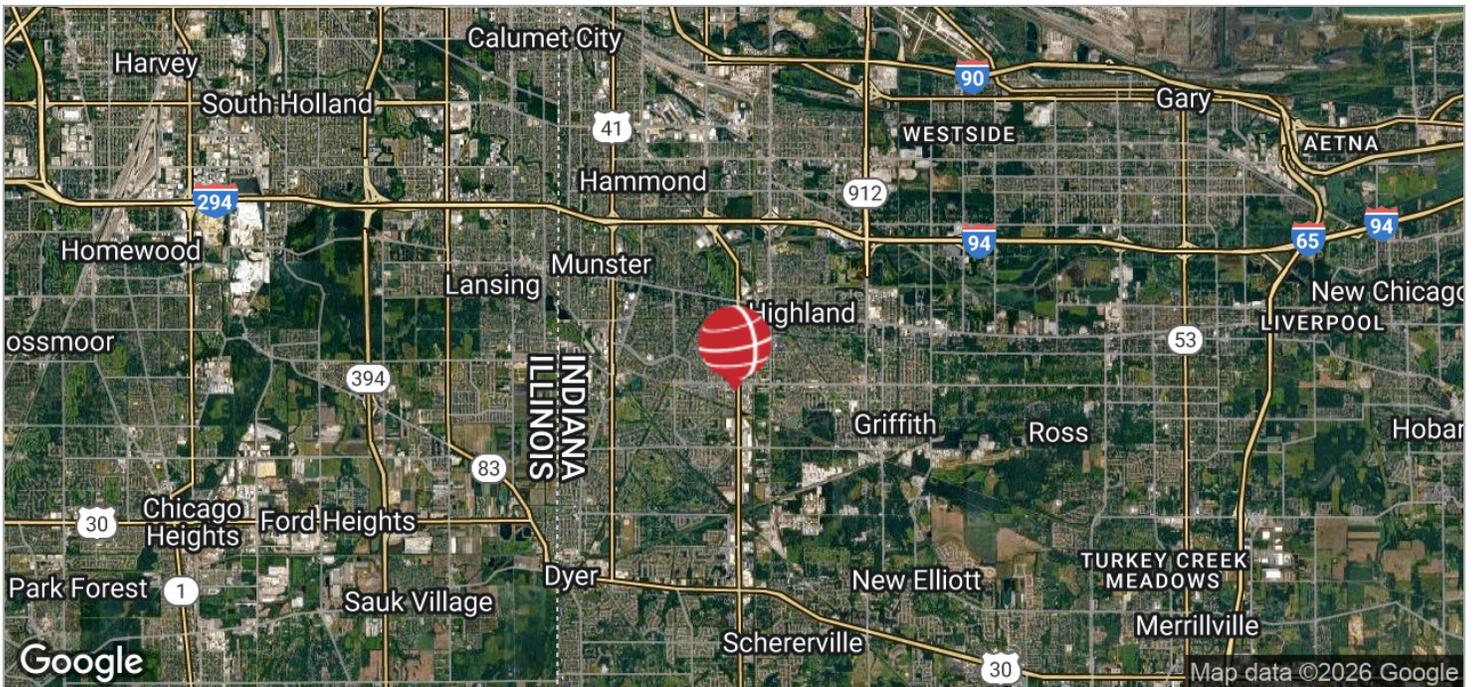
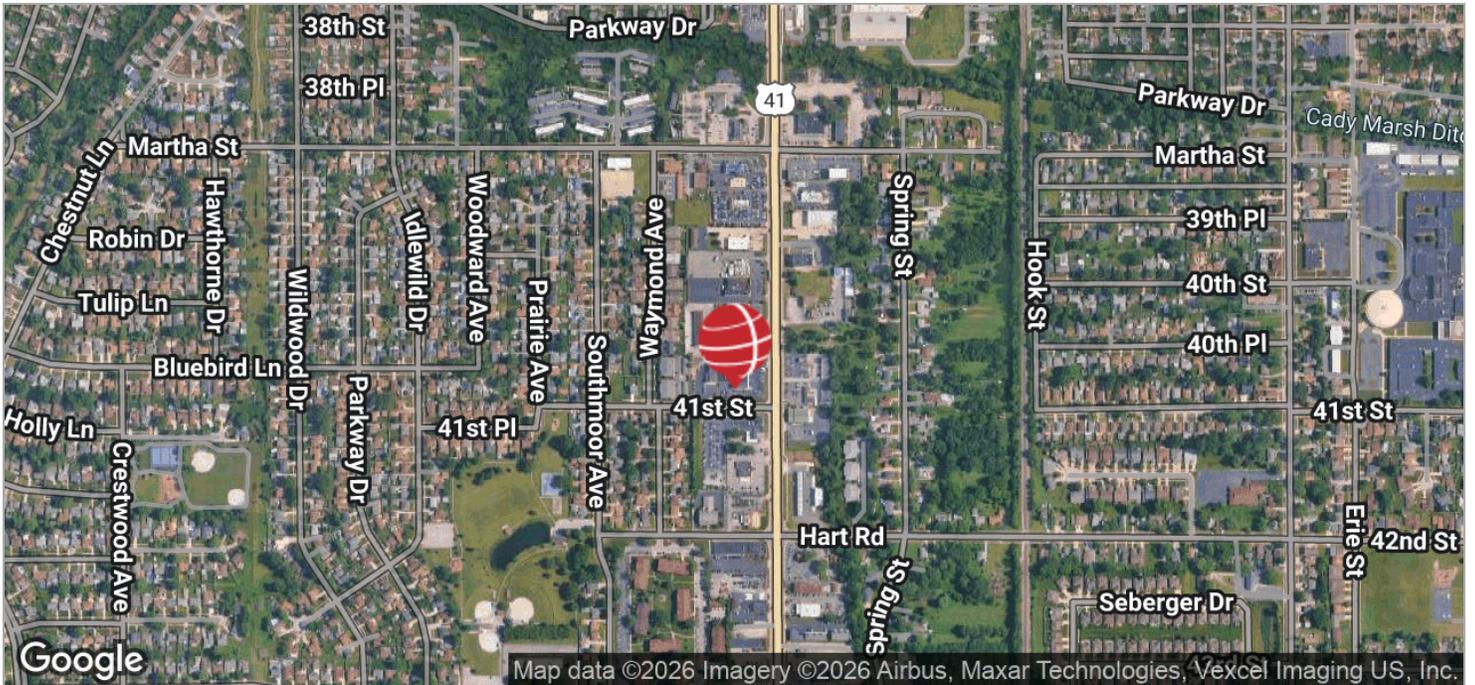
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## LOCATION MAPS



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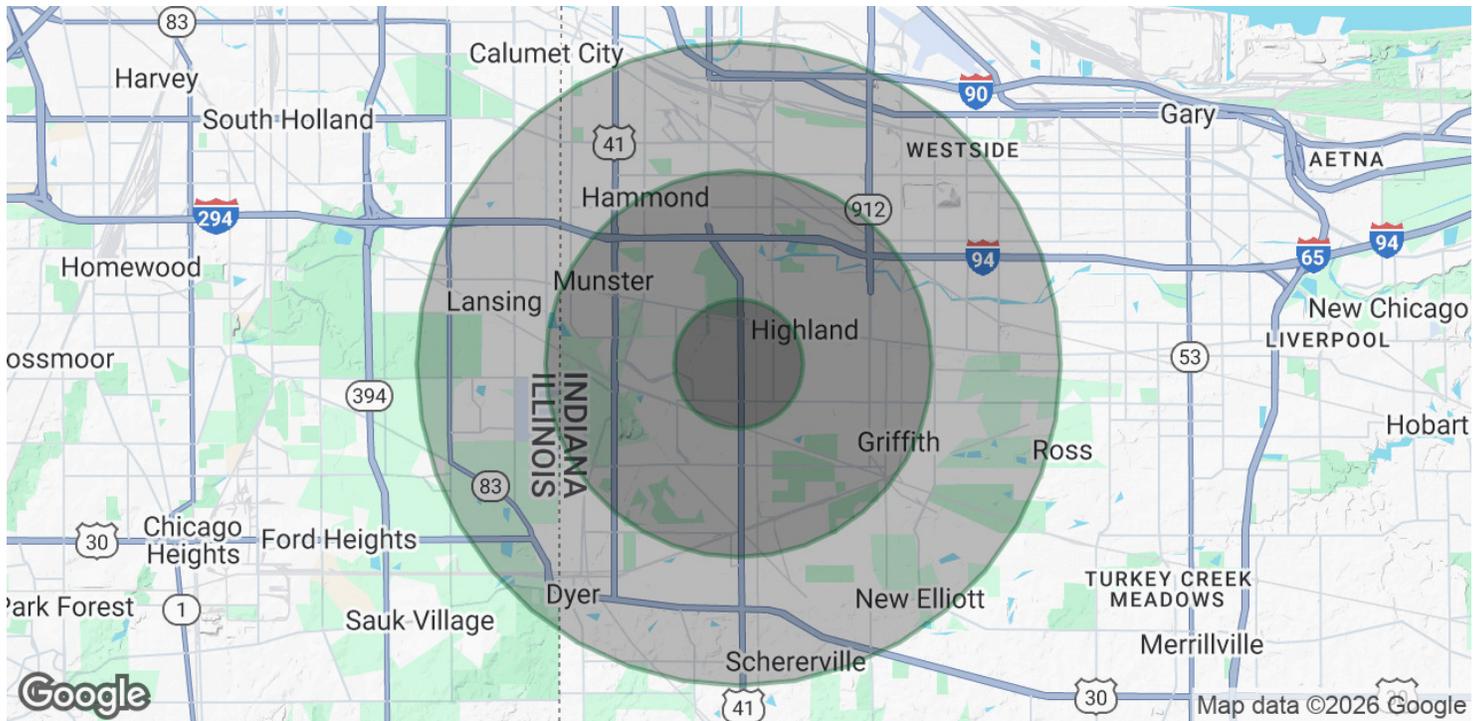
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,770	83,842	221,506
Average Age	40.8	41.0	38.4
Average Age (Male)	39.3	39.0	36.7
Average Age (Female)	43.4	43.1	40.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,122	33,142	85,022
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$69,675	\$73,186	\$66,086
Average House Value	\$177,050	\$183,737	\$179,029

\* Demographic data derived from 2020 ACS - US Census

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