LINWOOD SQUARE

4445 East 10th Street - Indianapolis, IN 46201

MIDLAND ATLANTIC
PROPERTIES

PROPERTY OVERVIEW

Kroger anchored center in densely populated Indianapolis Submarket.

PROPERTY HIGHLIGHTS

- 4,110 - 7,573 Square Feet Available
- Kroger Anchored Center with Ross, CVS Pharmacy, and PNC Bank Co-tenancy
- Population Density of nearly 20,000 within a 1 Mile Radius
- Rapidly Growing Incomes and Consumer Expenditures - Less than 3 Miles from Downtown Indianapolis
- Situated at a Signalized Intersection and Along IndyGo Bus Route

DEMOGRAPHICS	3 MILE	5 MILES
Total Population	108,978	265,276
Average HH Income	$73,405	$78,070
Businesses	4,536	15,762
Employees	44,308	190,415

MIDLAND ATLANTIC PROPERTIES
Indianapolis Office
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Suite	Tenant	Sq. Ft.
1	Kroger	63,468
2	AVAILABLE	4,110
3	Dr Tavel	2,060
4	Bank of America	3,440
5	Urgent Care Dental	3,000
6	Nail Trap	1,700
7	H&R Block	2,100
8	City Gear	4,644
9	US Postal Service	7,440

Suite	Tenant	Sq. Ft.
10	Kings Beauty	3,580
11	Beauty By Thread	1,220
12	Happy Garden	1,600
13	Boost Mobile	1,200
14	Total Wireless	1,200
15	Linwood Library	2,700
16	Cricket Wireless	915
17	Subway	2,120
18	Wingstop	1,200

Suite	Tenant	Sq. Ft.
19	Rainbow	10,686
20	AVAILABLE	7,573
21	Ross Dress For Less	21,831
22	CVS	12,800
23	PNC Bank	2,400
24	Hardee's	2,268
25	AVAILABLE	2.08 AC
26	AVAILABLE	0.5 AC

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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POPULATION & HOUSING	1 MILE	3 MILES	5 MILES
Total Population	19,715	108,978	265,276
Projected Annual Growth (2024-2029)	-0.4%	0.1%	0.1%
Total Households	8,596	46,913	115,933
Median Home Value	$180,165	$196,035	$205,444

INCOME & BUSINESS	1 MILE	3 MILES	5 MILES
Average HH income	$61,770	$73,405	$78,070
Daytime Population (16+ years)	8,539	81,778	278,475
Total Businesses	494	4,536	15,762
Total Employees	2,857	44,308	190,415

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