



# FOR LEASE

**Retail Space**

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**1345 W Southport Rd  
Indianapolis, IN 46217**

Positioned in a high-traffic corridor directly across from Kroger, this retail center offers exceptional visibility and access in one of the area's most active retail hubs. Surrounded by dense residential neighborhoods and supported by steady vehicular flow, the location provides consistent exposure to a strong customer base. With excellent signage opportunities and easy accessibility, this property presents a great opportunity for any retailer looking to establish or expand their presence in the thriving Southside Indianapolis market.

**Rate:**

**\$27.00 SF**

**NNN Lease**

**Rental Area: 2,500 Sq. Ft.**

**Year Built: 1998**

**Contact:**

**317.363.6901**

**KARANVIR SINGH**

**BROKER**

**ksingh@c21cre.com**



#### KEY FACTS

**59,866**  
Population

**36.4** Median Age

**2.61**  
Average Household Size

**22,825**  
Total Households

#### BUSINESS

**1,430**  
Total Businesses

**16,423**  
Total Employees

#### EDUCATION

**6.81%**  
No High School Diploma

**10.31%**  
High School Graduate

**19.39%**  
Some College

**23.13%**  
Bachelor's/ Grad

#### EMPLOYMENT

**458**  
Manufacturing Employees

**5,162**  
Retail Trade Employees

**1,981**  
Eating & Drinking Employees

**1,091**  
Finance/Ins/Real Estate Emp

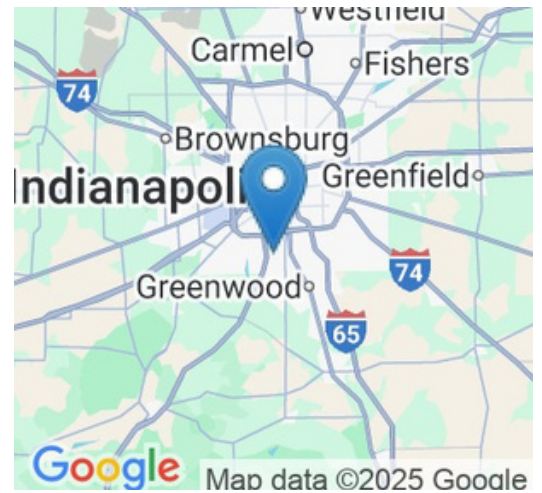
**2%** Unemployment Rate

#### Households by Income

The largest group : \$100,000 - \$149,999 (22.25%)

The smallest group : < \$15,000 (4.82%)

Indicator	Value(%)	
< \$15,000	4.82	
\$15,000 - \$24,999	5.51	
\$25,000 - \$34,999	7.43	
\$35,000 - \$49,999	9.74	
\$50,000 - \$74,999	18.09	
\$75,000 - \$99,999	15.02	
\$100,000 - \$149,999	22.25	
\$150,000 - \$199,999	10.39	
\$200,000+	6.75	



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