

2975 Lafayette Rd, Indianapolis, Indiana 46222



FOR LEASE



Built 2006



13,500 SF



NNN Lease

PROPERTY DESCRIPTION

13,500 SF High-Traffic Retail Opportunity | Lafayette Rd (Divisible) 13,500 SF total available - can be demised into smaller suites to fit tenant needs Freestanding building - full site control with flexible configurations Former CVS with drive-thru capability (rare, high-demand feature) 22,000-31,000 VPD on Lafayette Rd - consistent, built-in customer flow 60,000+ VPD on nearby I-65 - strong regional draw and accessibility Excellent visibility with prominent signage exposure Ample parking + easy ingress/egress for customers and deliveries Surrounded by national retailers and dense residential population.

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PROPERTY HIGHLIGHTS

- 13,500 SF freestanding building (divisible)
- Built in 2006 – modern construction
- High traffic corridor (22K–31K VPD)
- Drive-thru capable (former CVS)
- Excellent visibility with ample parking

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	12,921	97,704	281,433
2025 Average HH Income	\$61,275	\$73,163	\$92,334

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