

# The Shoppes at 54th Street

5405 N Keystone, Indianapolis, IN 46220



## FOR LEASE - Tire & Auto Repair Shop

- 5,550 sf available
- (3) 1,600 sf spaces available
- 4 Bays with lifts, all other equipment can be made available for purchase
- Other office or retail uses are welcome
- Pylon signage available
- Located across the street from the +/- 200,000 sf Meijer
- Very dense neighborhoods surround - close to Meridian Kessler and Butler University
- Tremendous visibility to Keystone Avenue

### TRAFFIC COUNTS

Keystone Ave - 51,480 ADT  
54th Street - 12,265 ADT

### CONTACT

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Jason Fried

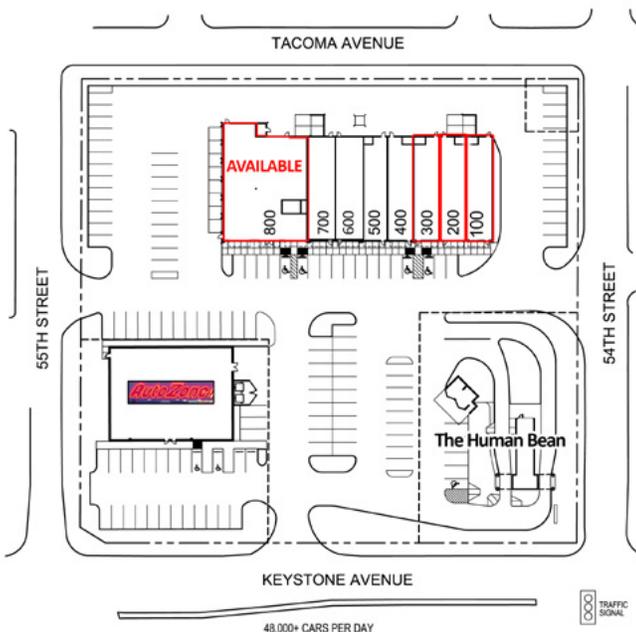
jfried@mccreapg.com

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	12,356	\$106,672	6,337	6,669
3 Mile	93,686	\$119,837	41,749	33,277
5 Mile	233,391	\$106,239	101,748	128,912

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Suite	Tenant	SF
100	Available	1,600
200	Available	1,600
300	Available	1,600
400	KB Intr's Grocery	1,600
500	Chinese Restaurant	1,600
600	Jackson Hewitt	1,600
700	T-Mobile	1,600
800	Available	5,550

