

# NEW RETAIL DEVELOPMENT

1,903-2,747 SF | ENDCAP & DRIVE-THRU OPPORTUNITIES

VERITAS  
REALTY

JOIN



7640 N Shadeland Ave, Indianapolis, IN 46250



## PROPERTY HIGHLIGHTS:

- 1,903 SF Drive-thru Endcap and 2,747 SF Endcap Available
- Join Dollar Tree in new construction retail development
- Prime visibility on Shadeland Ave (27,057 VPD)
- New monument sign on Shadeland Ave
- Located in dense NE Indianapolis trade area serving Castleton, Lawrence, and Binford neighborhoods
- High daytime population with close proximity to Community North Hospital, Heritage Office park, Hillside Business Park, and Cranbrook Center
- Delivery Summer 2022!



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	Population:	7,109	55,177
Average HH Income:	\$67,428	\$91,116	\$94,022
Daytime population:	19,885	67,968	175,924

CONTACT:

**Amy Tharp**

T: 317-472-1800

E: Amy@VeritasRealty.com

**Andrew Demaree**

T: 317-472-1800

E: Ademaree@VeritasRealty.com

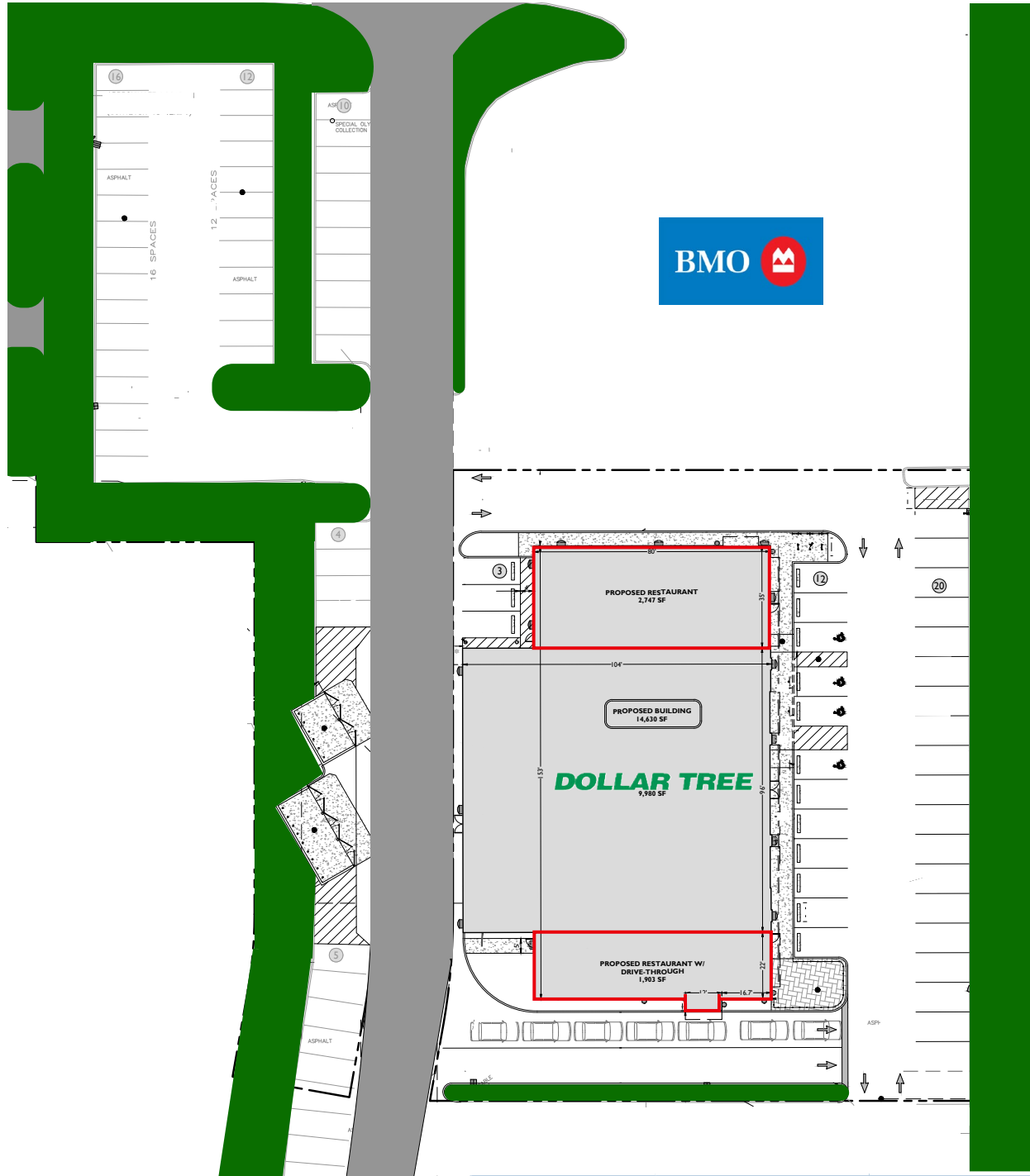
FOR  
LEASE

www.VeritasRealty.com

# NEW RETAIL DEVELOPMENT

1,903-2,747 SF | ENDCAP & DRIVE-THRU OPPORTUNITIES

SITE  
PLAN



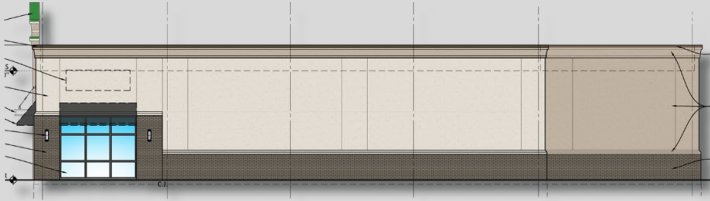
SUITE	TENANT	SF
A	AVAILABLE	2,747
B	Dollar Tree	9,893
C	AVAILABLE	1,903

# NEW RETAIL DEVELOPMENT

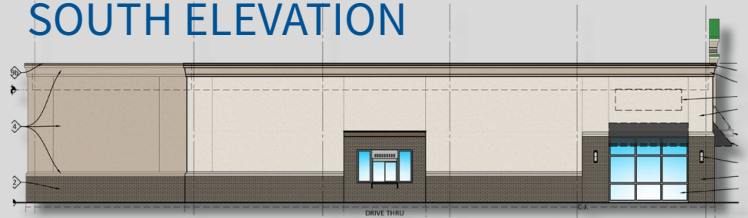
1,903-2,747 SF | ENDCAP & DRIVE-THRU OPPORTUNITIES

## SIGNAGE & ELEVATIONS

### NORTH ELEVATION



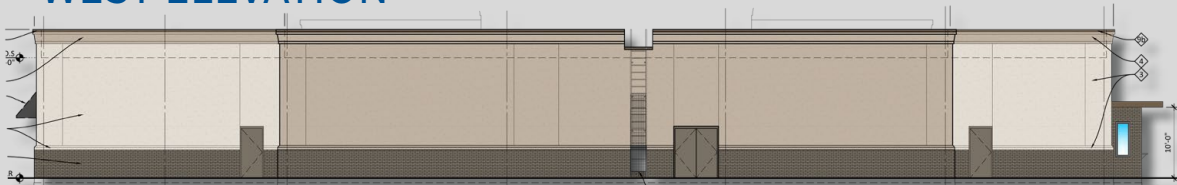
### SOUTH ELEVATION



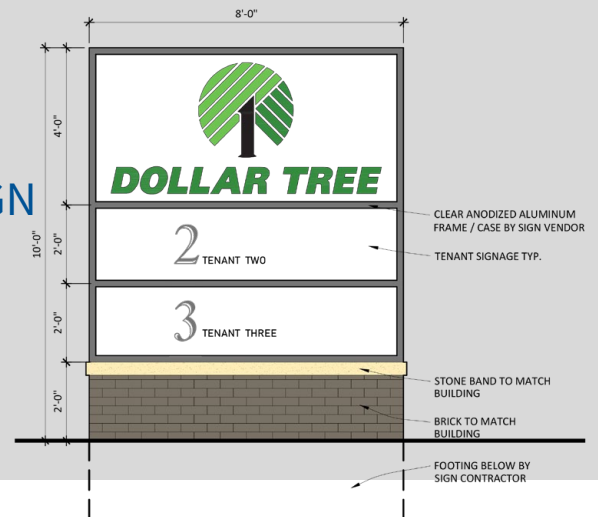
### EAST ELEVATION



### WEST ELEVATION



### MONUMENT SIGN



# NEW RETAIL DEVELOPMENT

1,903-2,747 SF | ENDCAP & DRIVE-THRU OPPORTUNITIES

## MARKET AERIAL

7640 N Shadeland Ave, Indianapolis, IN 46250



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

**CHAINLINKS**  
RETAIL ADVISORS

**CONTACT:**

**Amy Tharp**

T: 317-472-1800

E: Amy@VeritasRealty.com

**Andrew Demaree**

T: 317-472-1800

E: Ademaree@VeritasRealty.com

**VERITAS**  
REALTY

www.VeritasRealty.com