

# FORMER FREESTANDING RESTAURANT

## 10,144 SF AVAILABLE | FOR LEASE




**VERITAS**  
REALTY

9350 N Michigan Rd, Indianapolis, IN 46268



### PROPERTY HIGHLIGHTS:

- Former 10,144 SF Freestanding Restaurant on 2.16 Acres
- Shared signalized access to Michigan Road (45,720 VPD) with Costco
- Located directly off of I-465 interchange (119,395 VPD)
- Interstate visibility with pylon sign
- Affluent trade area with strong daytime population
- Regional trade area with Costco, Wal-Mart, Target, Trader Joe's, Kroger, Marshalls, Home Depot, Best Buy, and others

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	3,508	51,055	144,080
Daytime Pop:	14,132	73,209	164,788
Employees:	13,048	58,998	126,533
Avg. HH Income:	\$77,357	\$106,789	\$121,721

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**FOR  
LEASE**

[www.VeritasRealty.com](http://www.VeritasRealty.com)

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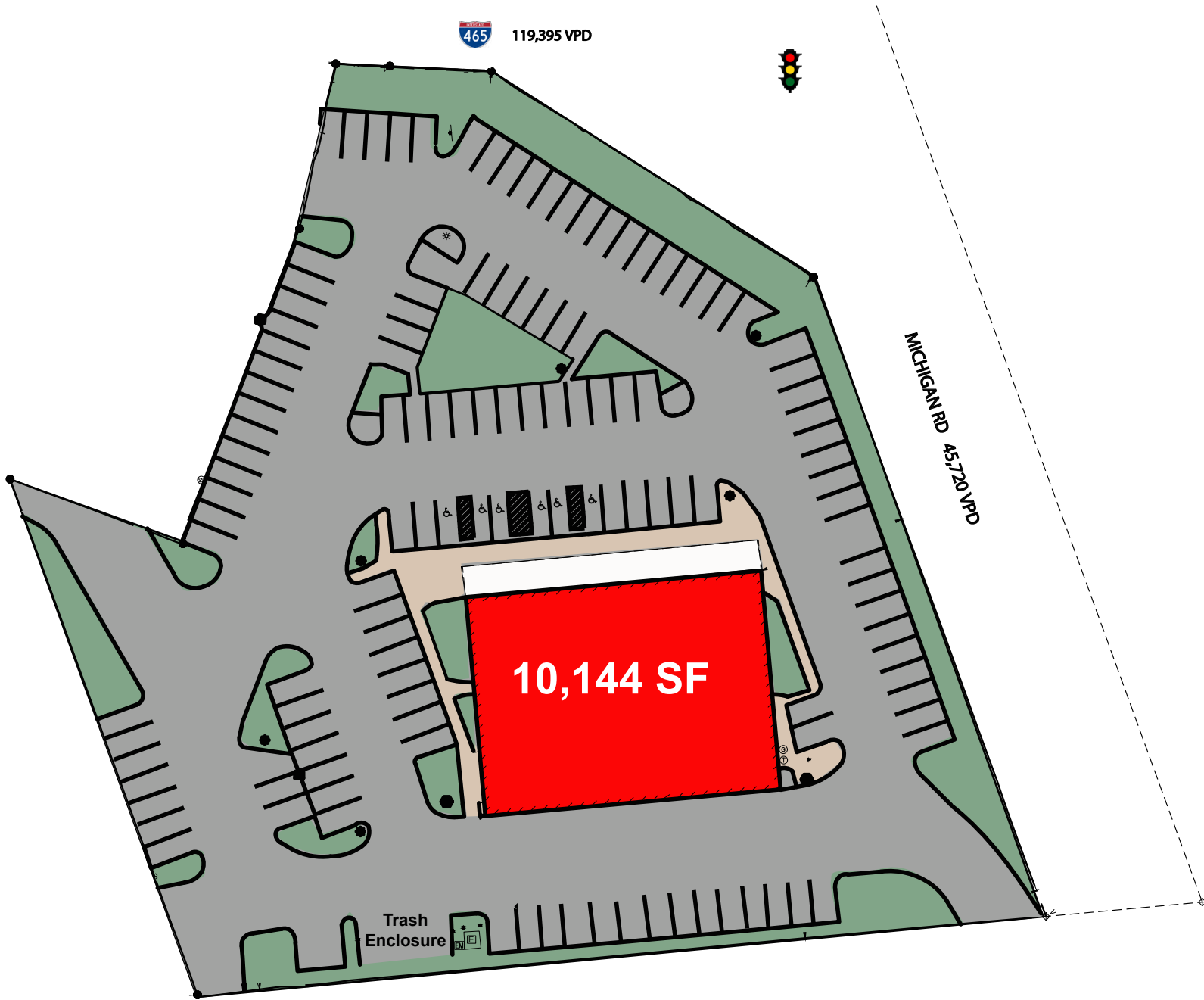
AERIAL  
SITE



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SITE  
PLAN

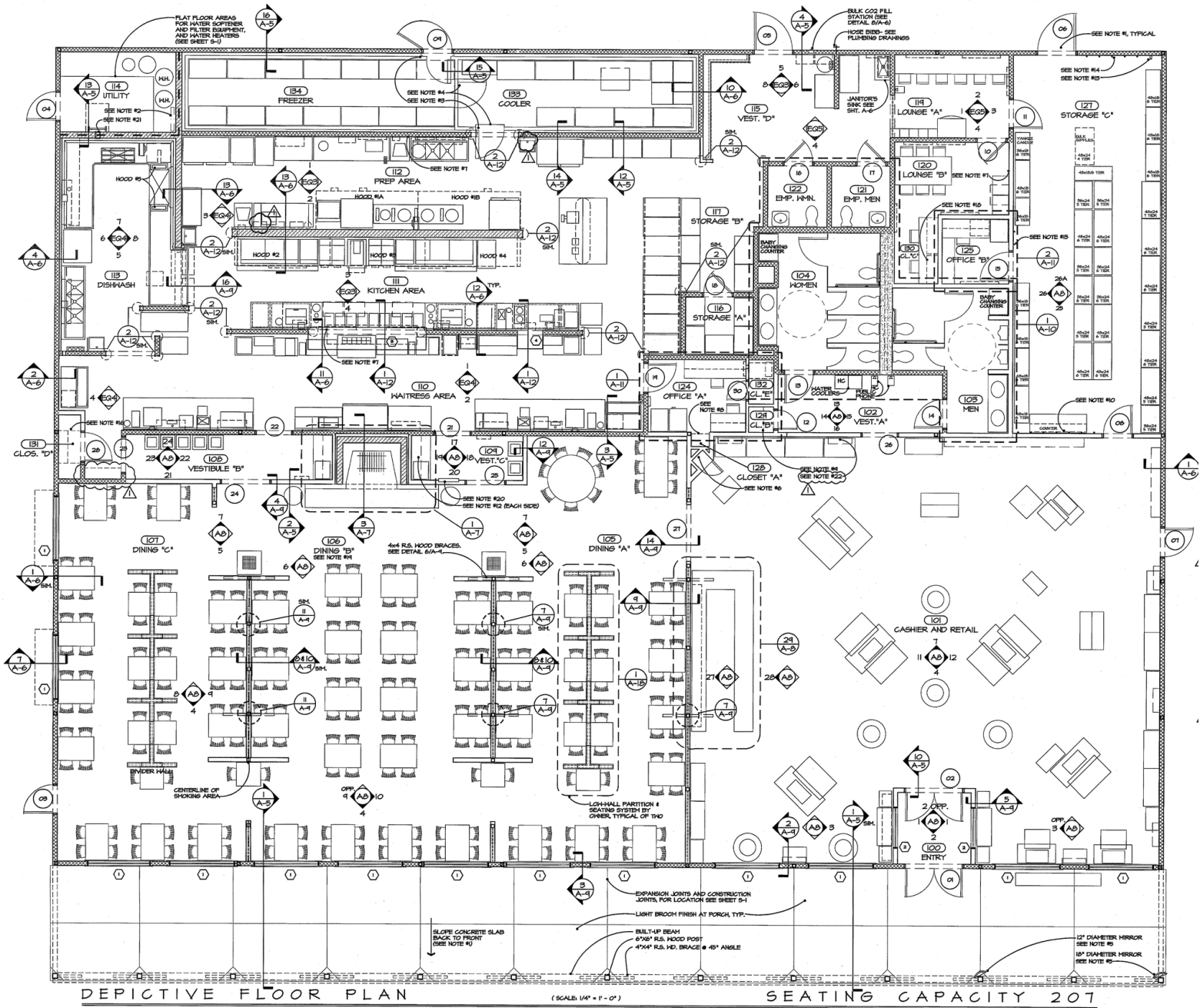


2.16 Acre Lot  
131 Parking spaces

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# FLOOR PLAN



## FF&E INCLUDES

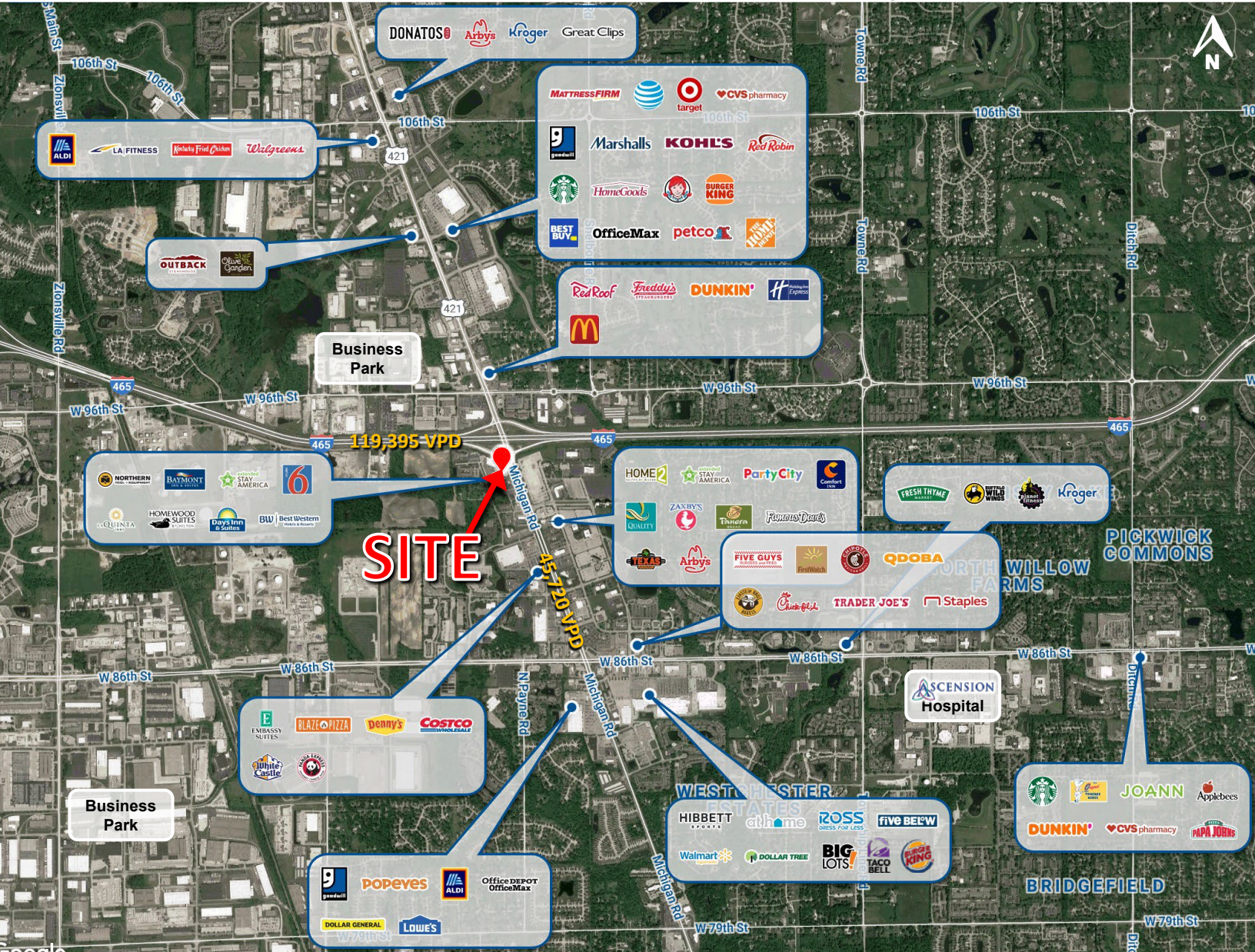
- 60'+ of Type 1 Exhaust Hoods
- Two Under-Slab Grease Inceptors
- Large Cooler & Freezer
- 2,000+ Amps of Electrical
- Two-100 Gallon Water Heaters
- Other Restaurant Equipment
- 73 Tons of HVAC
- 2 Customer Restrooms
- 2 Employee Restrooms
- 1,500+ SF Covered Patio

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# MARKET OVERVIEW

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