

CHAPEL HILL SHOPPING CENTER

1 AC OUTLOT FOR BTS OR GROUND LEASE

VERITAS
REALTY



**OUTLOT FOR BTS
OR GROUND
LEASE**

7421 W 10th St., Indianapolis, IN 46214

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OUTLOT AVAILABLE CHAPEL HILL SHOPPING CENTER

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

1 Acre Outlot

CENTER OVERVIEW:

126,408 SF Shopping Center

PROPERTY HIGHLIGHTS:

- Highly visible power center serving westside of Indianapolis
- Full accessibility to center from W. 10th St. and N. Girl School Rd (over 59,500 ADT combine)
- Large Pylon available along W. 10th Street
- Located across from Ben Davis High School, Chapel Hill Jr. High School and Chapelwood Elementary School (6,000+ students combined)



CENTER RETAILERS:



DEMOGRAPHICS



1 MILE



3 MILE

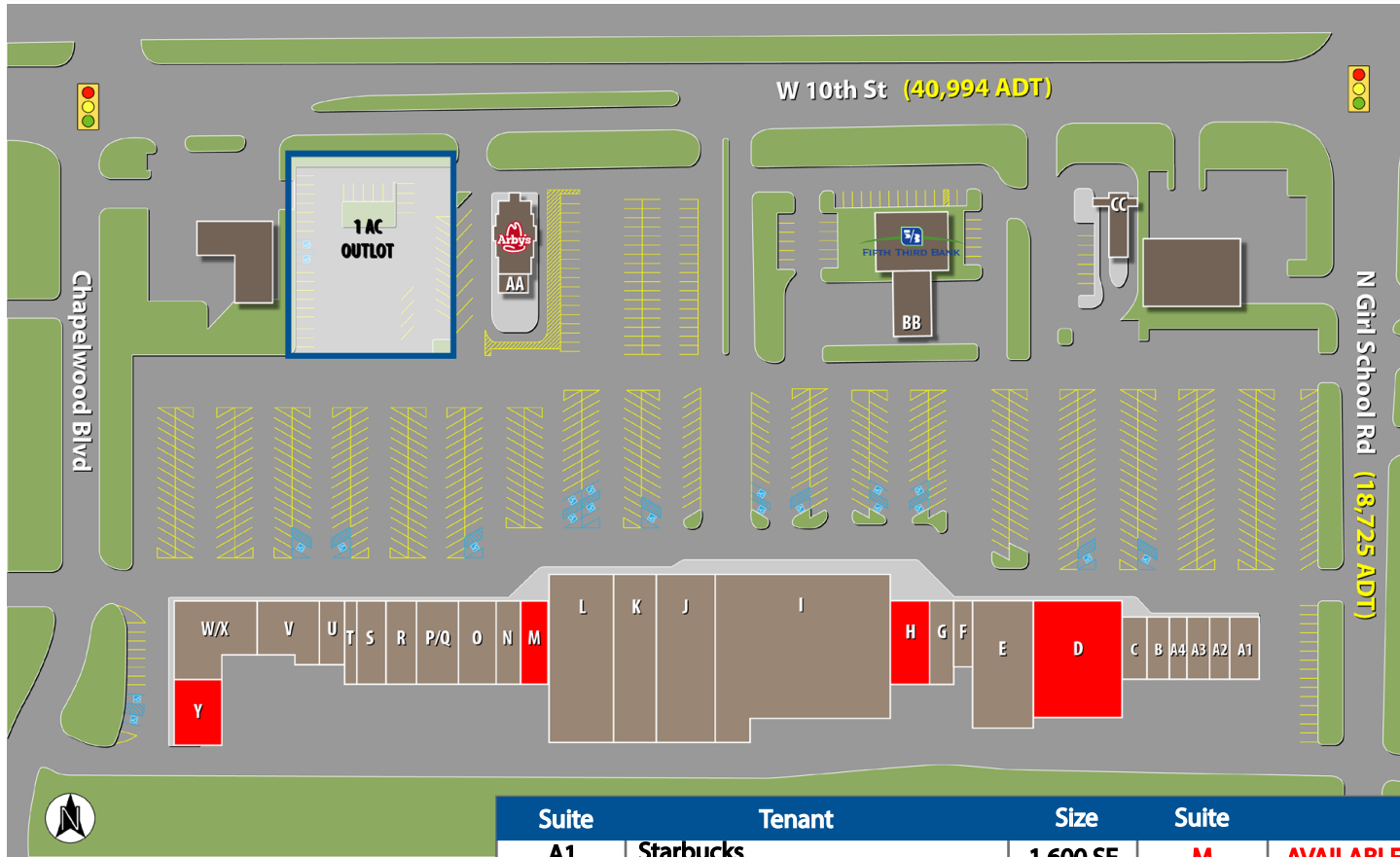


5 MILE

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------|----------|----------|----------|
| Population: | 11,515 | 91,038 | 203,584 |
| Households: | 4,815 | 37,649 | 79,539 |
| Daytime Population: | 7,032 | 61,282 | 137,875 |
| Avg. HH Income: | \$63,368 | \$57,873 | \$58,972 |

OUTLOT AVAILABLE CHAPEL HILL SHOPPING CENTER

SITE
PLAN



| Suite | Tenant | Size | Suite | Tenant | Size |
|-------|-------------------------------|-----------|-------|---|------------|
| A1 | Starbucks | 1,600 SF | M | AVAILABLE | 3,400 SF |
| A2 | Great Clips | 1,560 SF | N | Jackson Hewitt Tax | 1,000 SF |
| A3 | Metro PCS | 1,288 SF | O | The Breakfast Co | 4,122 SF |
| A4 | 10th Street Tobacco | 1,252 SF | P/Q | Forge Industrial Staffing | 4,678 SF |
| B | Vision Values - Dr. Tavel | 1,200 SF | R | Din African Hair Braiding & DC's Boutique | 1,600 SF |
| C | Eyebrows | 1,200 SF | S | Nail Art | 1,600 SF |
| D | AVAILABLE | 10,580 | T | Dr. Malkowski | 1,200 SF |
| E | Laundry Connection | 7,400 SF | U | H&R Block | 1,750 SF |
| F | Tan Connection | 1,302 SF | V | Billy O'Neal's Pub | 2,500 SF |
| G | Ethiopian Restaurant & Market | 1,680 SF | W/X | China Buffet | 4,450 SF |
| H | AVAILABLE | 3,200 SF | Y | AVAILABLE - Former Medical Office | 2,400 SF |
| I | Mega Furniture Outlet | 23,232 SF | Z | AVAILABLE OUTLOT (1.0 acre) | 5,448 SF |
| J | Dollar General | 9,956 SF | AA | Arby's | 3,310 SF |
| K | Mexican Grocery Store | 6,900 SF | BB | Fifth Third Bank | 4,200 SF |
| L | Planet Fitness | 11,650 SF | CC | Rally's | 750 SF |
| | | | | Total GLA | 126,408 SF |

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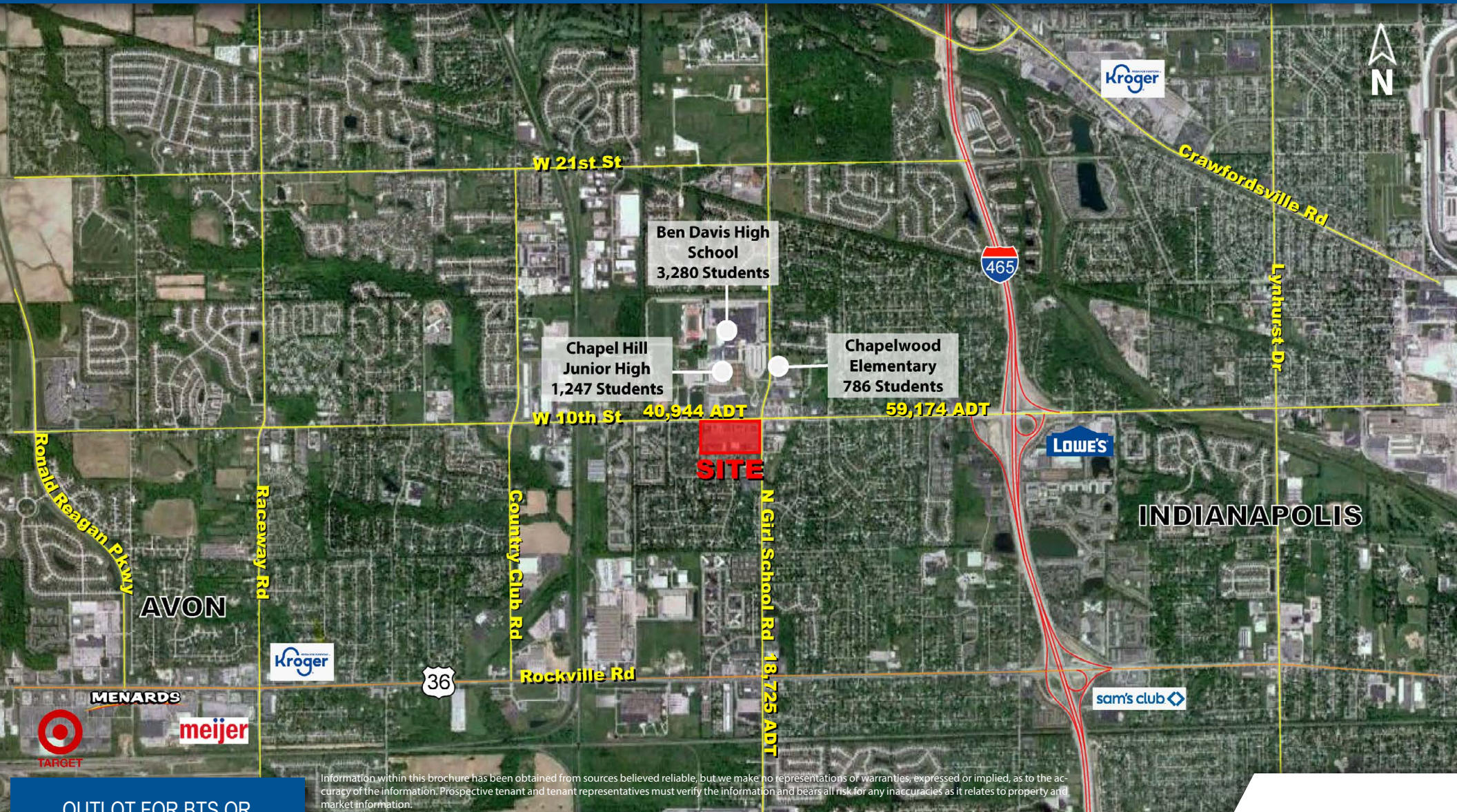
CENTER
PHOTOS



PYLON



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