

CHAPEL HILL SHOPPING CENTER

1 AC OOUTLOT FOR BTS OR GROUND LEASE

VERITAS
REALTY



**OUTLET 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

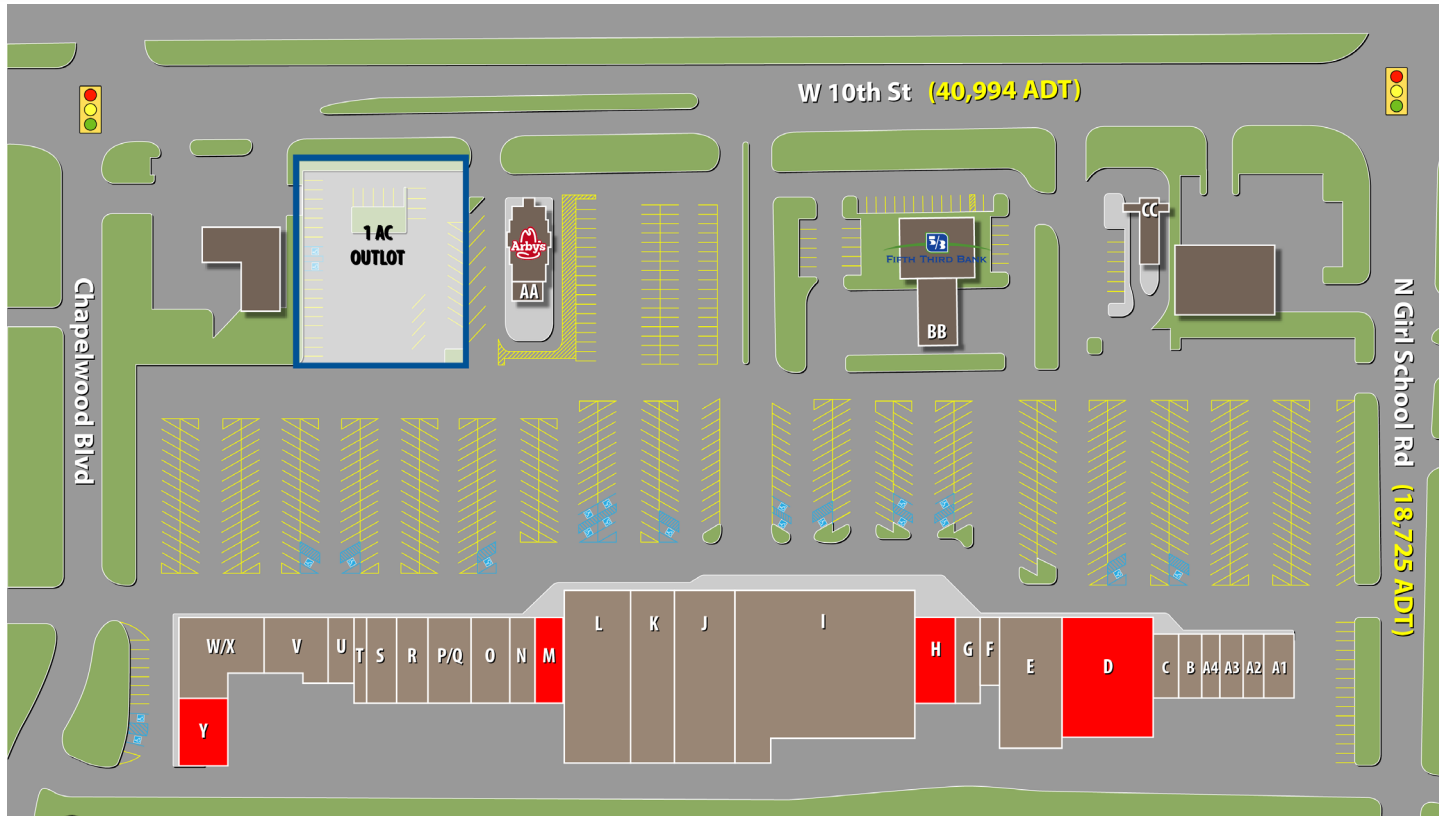


5 MILE

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

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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	4,678 SF
A4	10th Street Tobacco	1,252 SF	P/Q	Forge Industrial Staffing	4,478 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

OUTLOT AVAILABLE CHAPEL HILL SHOPPING CENTER

CENTER
PHOTOS

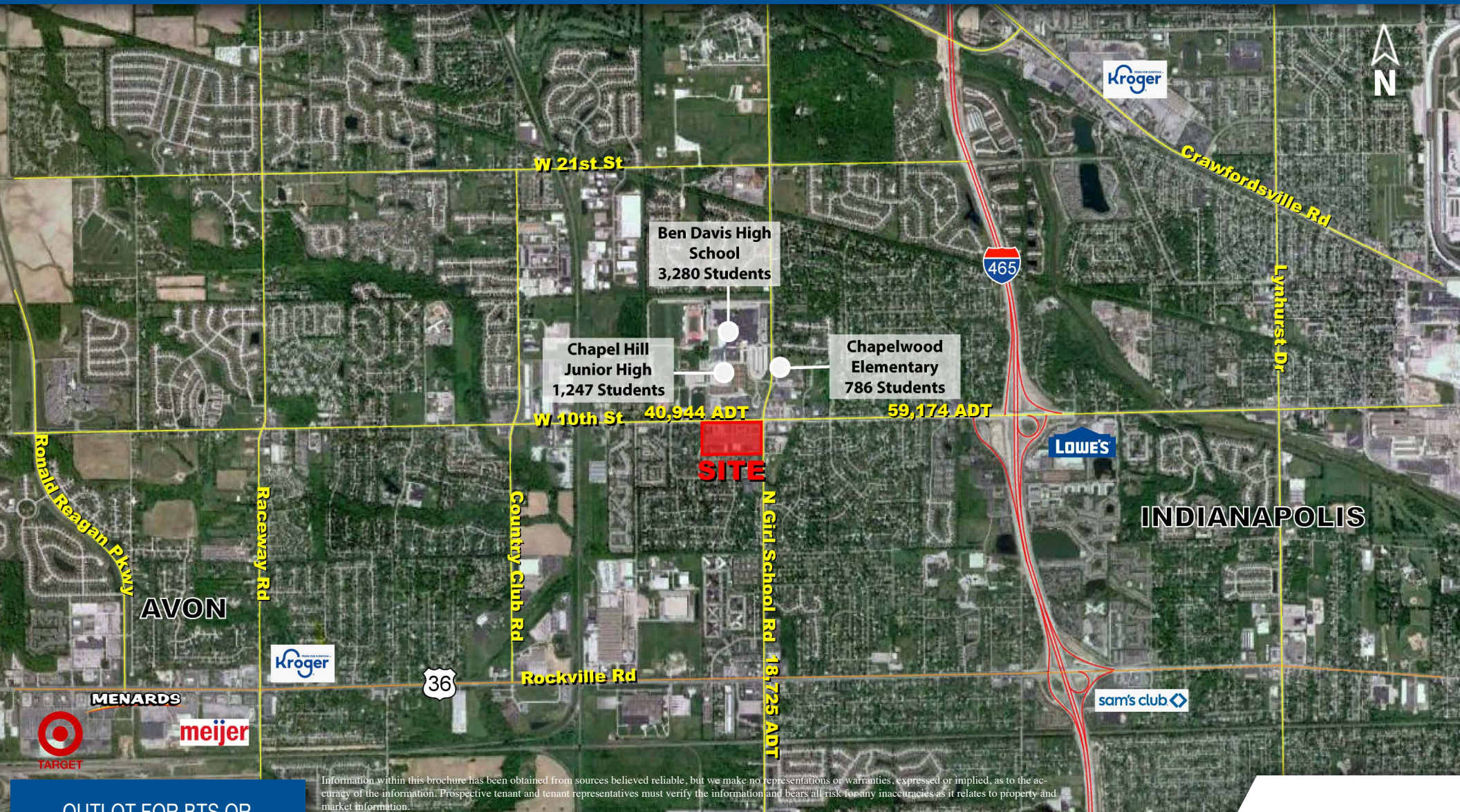


PYLON



OUTLOT AVAILABLE CHAPEL HILL SHOPPING CENTER

MARKET
AERIAL



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