CHAPEL HILL SHOPPING CENTER

1 AC OUTLOT FOR BTS (Ground Lease & For Sale)

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
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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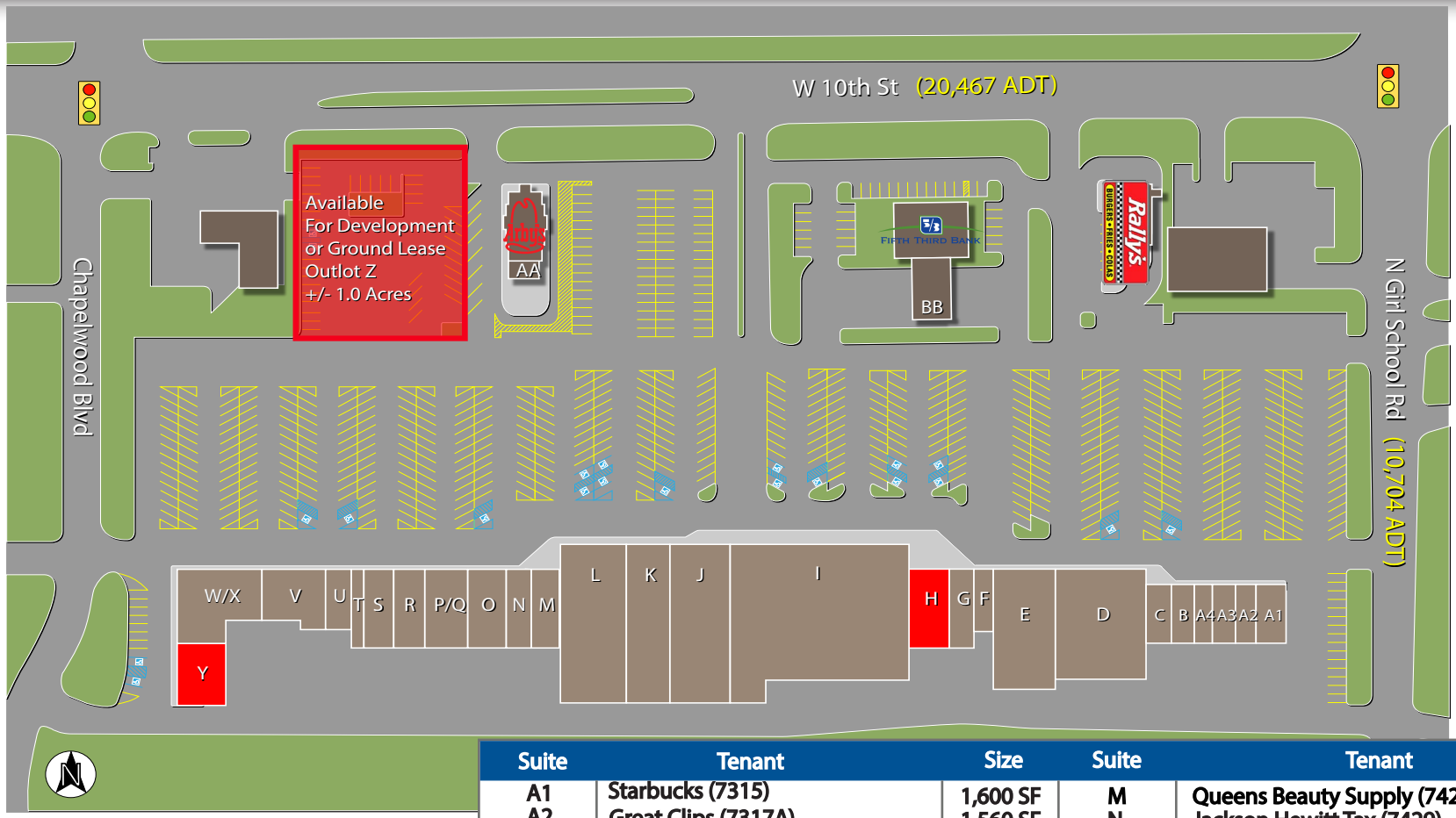
SITE PLAN



Suite	Tenant	Size	Suite	Tenant	Size
A1	Starbucks (7315)	1,600 SF	M	Queens Beauty Supply (7427)	3,400 SF
A2	Great Clips (7317A)	1,560 SF	N	Jackson Hewitt Tax (7429)	1,000 SF
A3	Metro PCS (7317B)	1,288 SF	O	The Breakfast Co (7435)	4,122 SF
A4	10th Street Tobacco (7319)	1,252 SF	P/Q	Forge Industrial Staffing (7437)	4,683 SF
B	Vision Values - Dr. Tavel (7321)	1,200 SF	R	Din African Hair Braiding & DC's Boutique	1,600 SF
C	Eyebrows (7323)	1,200 SF	S	Nail Art (7439B)	1,600 SF
D	Snipes (7325)	10,580 SF	T	Juve Barber (7441)	1,200 SF
E	Laundry Connection (7329)	7,400 SF	U	H&R Block (7443)	1,750 SF
F	Tan Connection (7335)	1,200 SF	V	Billy O'Neal's Pub (7447)	2,500 SF
G	Ethiopian Restaurant (7358)	1,680 SF	W/X	China Buffet (7451)	4,450 SF
H	AVAILABLE (7365)	3,200 SF	Y	AVAILABLE - Former Medical Office (7457)	2,400 SF
I	Mega Furniture Outlet (7405)	23,232 SF	Z	AVAILABLE OUTLOT (1.0 acre)	
J	Dollar General (7417)	9,956 SF	AA	Arby's	3,310 SF
K	Mexican Grocery Store (7419)	6,900 SF	BB	Fifth Third Bank	4,200 SF
L	Planet Fitness (7425)	11,650 SF	CC	Rally's	750 SF
				Total GLA	120,863 SF

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CHAPEL HILL SHOPPING CENTER

CENTER PHOTOS

PYLON

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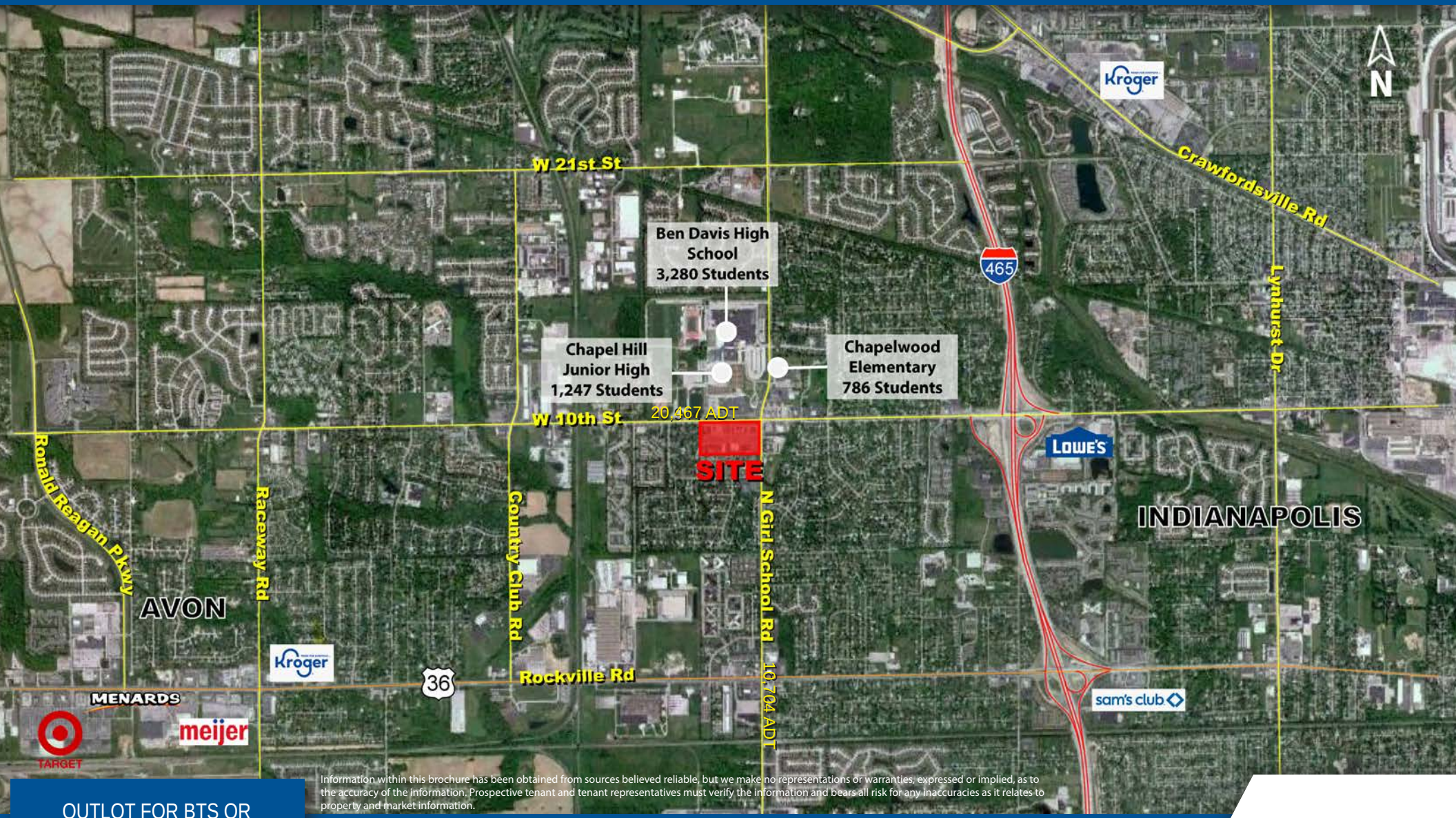
MARKET AERIAL



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.

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