

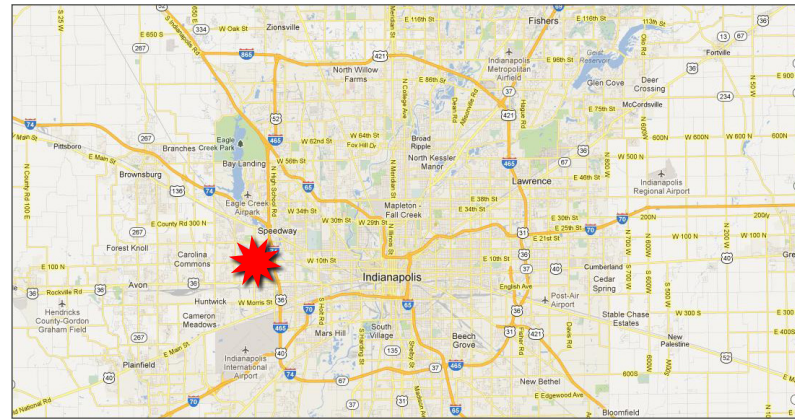
# Build to Suit or Ground Lease Chapel Hill Shopping Center 1.0 Acre Outlot

W 10th St & N Girl School Rd, Indianapolis, IN 46214



## Property Highlights:

- 1.0 acre outlot ideal for build-to-suit or ground lease
- Signalized intersection with great visibility & high traffic counts
- Ideally situated across from Ben Davis High School, Chapel Hill Jr. High, and Chapelwood Elementary totaling approximately 6,000 students
- Join CVS, Starbucks, Dollar General, H&R Block, Planet Fitness, Mega Furniture Outlet & more



Demographics	1 mile	3 mile	5 mile
Estimated Population	10,956	88,472	195,787
Est. Avg. HH Income	\$56,384	\$56,485	\$56,298

FOR MORE INFORMATION  
PLEASE CONTACT:

**Paul Rogozinski**  
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**John Holloway**  
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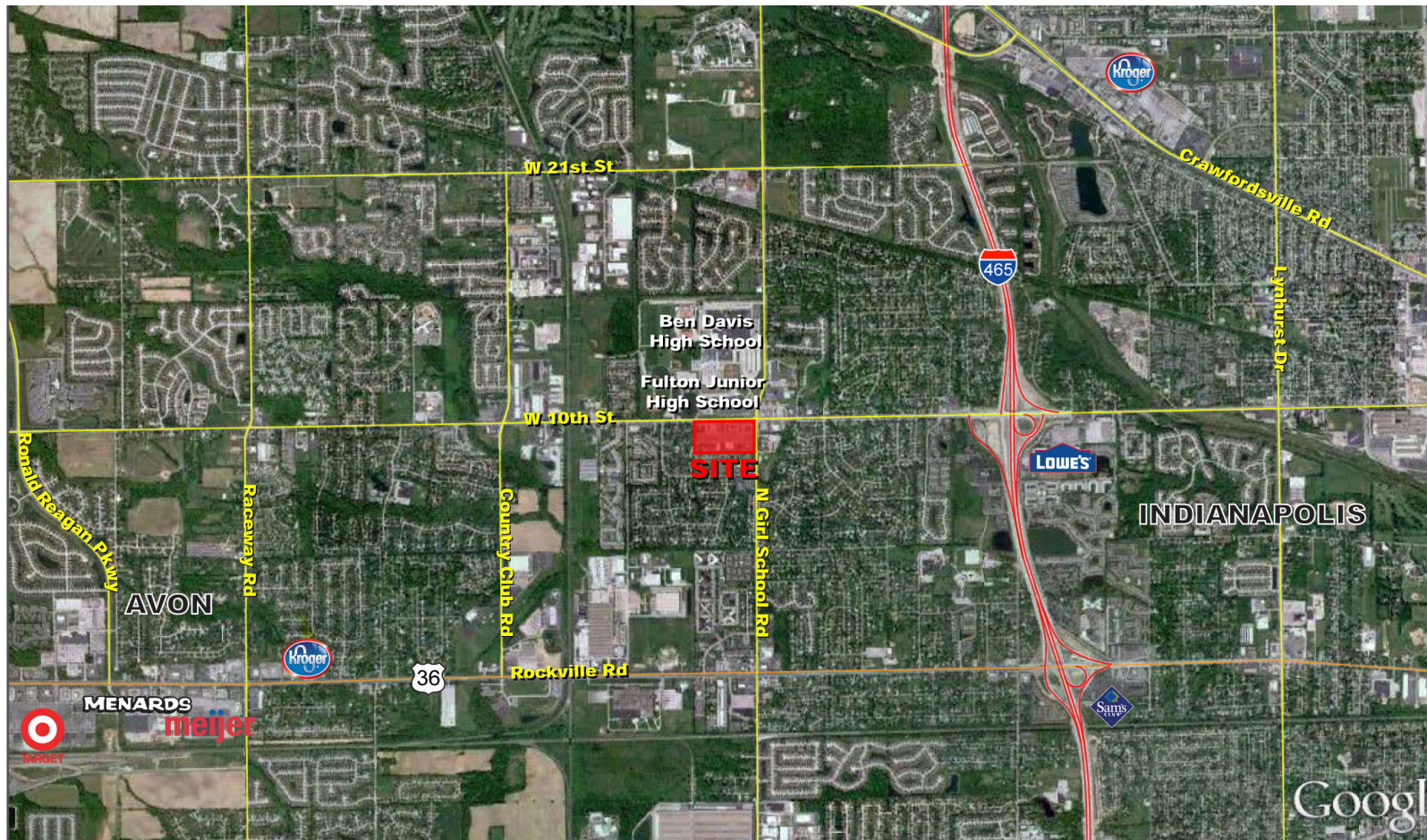
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A MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS



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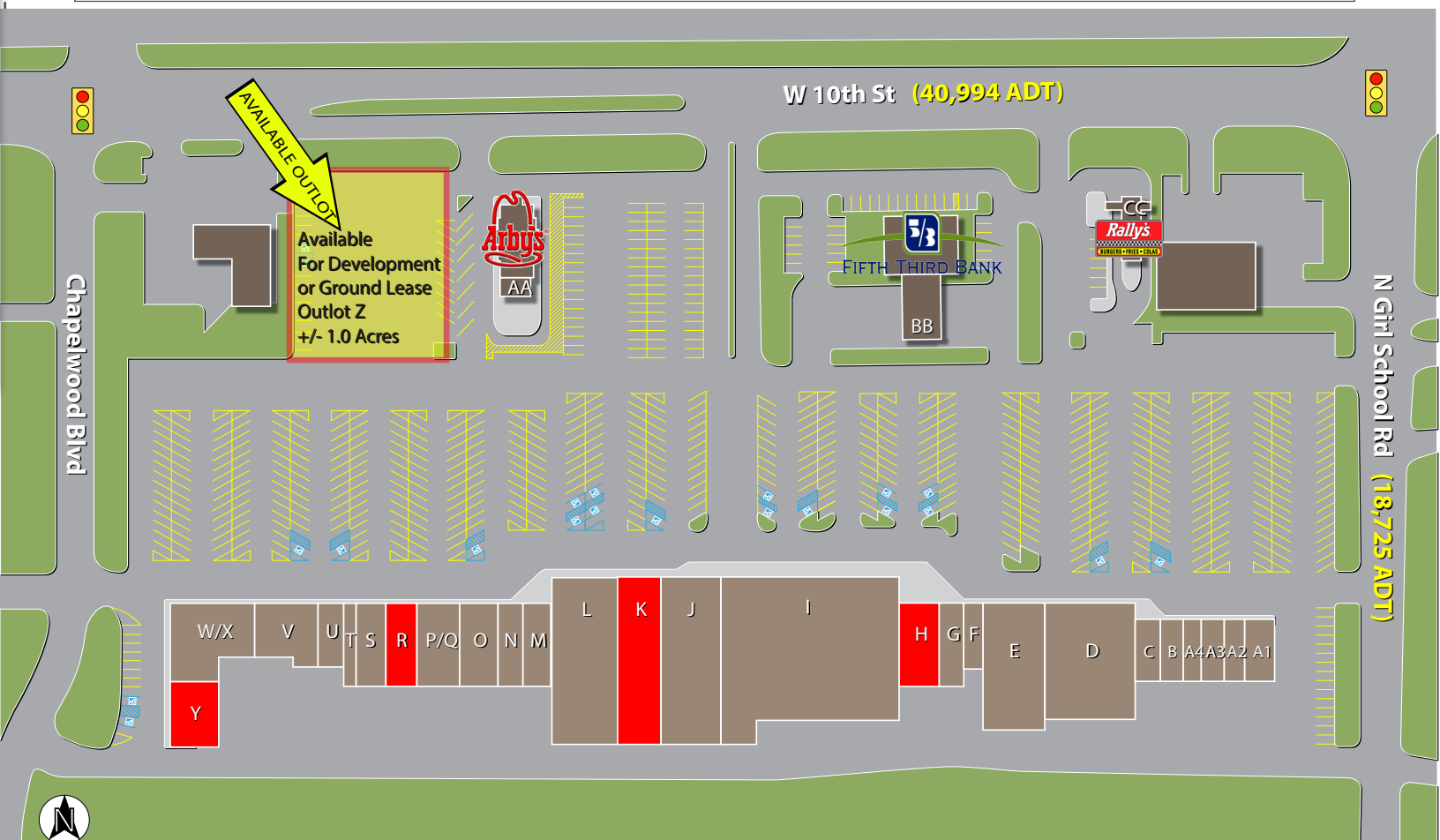
# Build to Suit or Ground Lease

## Chapel Hill Shopping Center

### 1.0 Acre Outlot

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Suite	Tenant	Size	Suite	Tenant	Size
A1	Starbucks	1,600 SF	M	Once Upon A Child	3,400 SF
A2	Great Clips	1,560 SF	N	Jackson Hewitt Tax	1,000 SF
A3	Revol Wireless	1,288 SF	O	Flap Jacks Restaurant	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	<b>AVAILABLE - Vanilla Box</b>	<b>1,600 SF</b>
C	Eyebrows	1,200 SF	S	Nail Art	1,600 SF
D	CVS Pharmacy	10,580 SF	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	<b>AVAILABLE - Former Bank</b>	<b>3,200 SF</b>	Y	<b>AVAILABLE - Former Medical Office</b>	<b>2,400 SF</b>
I	Mega Furniture Outlet	23,232 SF	Z	<b>AVAILABLE OUTLOT (1.0 acre)</b>	<b>5,448 SF</b>
J	Dollar General	9,956 SF	AA	Arby's	3,310 SF
K	<b>AVAILABLE</b>	<b>6,900 SF</b>	BB	Fifth Third Bank	4,200 SF
L	Planet Fitness	11,650 SF	CC	Rally's	750 SF
<b>Total GLA</b>					<b>126,408 SF</b>



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