

Build to Suit or Ground Lease

Chapel Hill Shopping Center

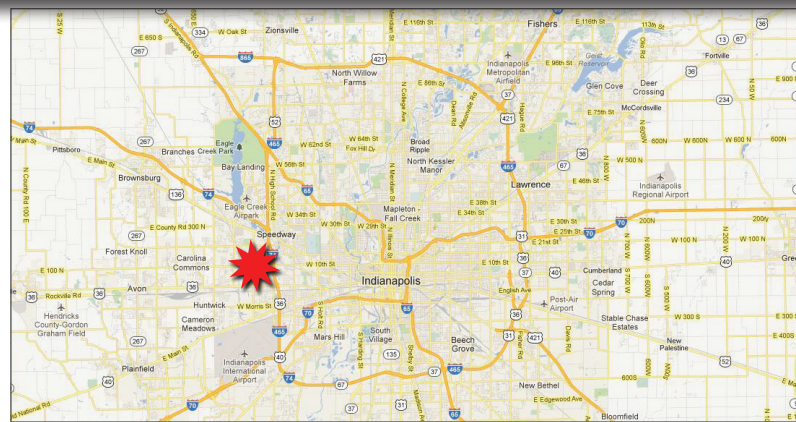
1.0 Acre Outlot

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 with approximately 3,217 students, and Fulton Junior High, 1,315 students
- Join CVS, Starbucks, Dollar General, H&R Block, Planet Fitness & 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 contact:
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A MEMBER OF
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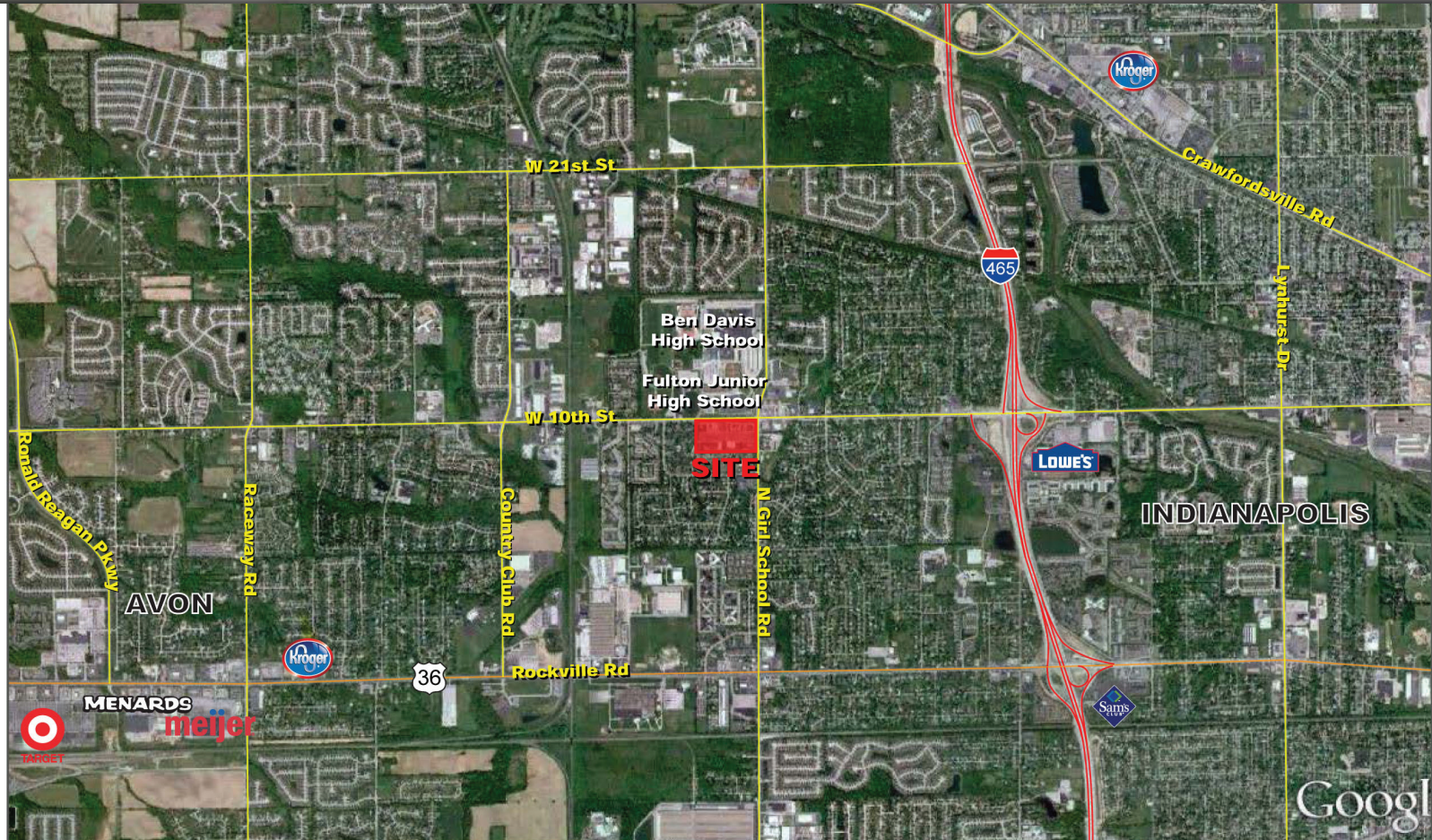
6440 Westfield Blvd., Indianapolis, IN 46220 | ph. (317) 472-1800 - fax (317) 472-1802 | VeritasRealty.com

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Suite	Tenant	Size	Suite	Tenant	Size
A1	Starbucks	1,600 SF	M	Once Upon A Child	3,400 SF
A2	Former Full Service Hair Salon	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	AVAILABLE	1,600 SF
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	Tuchman Cleaners	1,302 SF	V	Billy O'Neal's Pub	2,500 SF
G	AVAILABLE	1,680 SF	W	China Buffet	4,450 SF
H	AVAILABLE	3,200 SF	X/Y	Dr. Burki	2,400 SF
I	AVAILABLE (Former Grocery)	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	Tan Connection	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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