

# INDIAN CREEK COMMONS

1,500 SF - 6,800 SF Coming Available



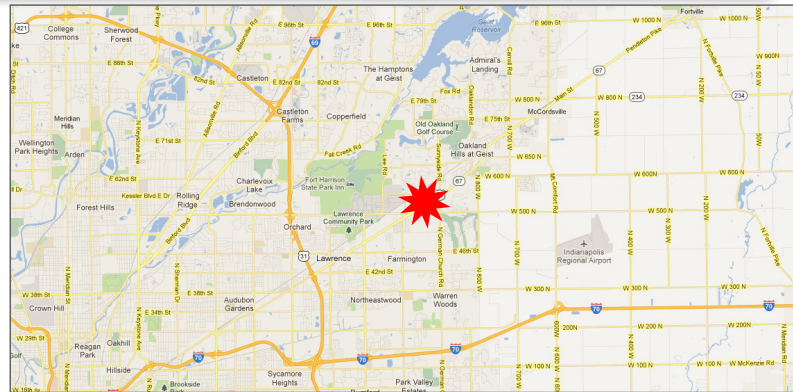
10625 Pendleton Pike, Indianapolis, IN 46236



**6,800 SF COMING AVAILABLE**

## PROPERTY HIGHLIGHTS:

- 1,500 SF Endcap
- 6,800 SF Restaurant Endcap with possible patio area
- Shared signalized access with Wal-Mart SuperCenter
- Highly visible and easily accessible to over 55,000 vehicles per day at the prime intersection of Pendleton Pike & Sunnyside Rd
- Located in regional retail trade area serving the growing markets of Lawrence, Geist, and Indianapolis
- Anchored by Wal-Mart SuperCenter, Dollar Tree and several national retailers including Pet Supplies Plus, Rainbow, Deals, Buffalo Wild Wings, GameStop, FedEx Office, Sally Beauty, and more
- Other nearby anchors include Kroger, Staples, and LA Fitness



Demographics	1 mile	3 mile	5 mile
<b>Estimated Population</b>	<b>7,030</b>	<b>66,227</b>	<b>161,612</b>
<b>Estimated Households</b>	<b>2,632</b>	<b>24,379</b>	<b>61,804</b>
<b>Est. Avg. HH Income</b>	<b>\$82,584</b>	<b>\$67,765</b>	<b>\$77,207</b>
<b>Est. Median HH Income</b>	<b>\$65,029</b>	<b>\$49,330</b>	<b>\$54,122</b>

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SITE PLAN

Suite	Tenant	Size
A-1	Pet Supplies Plus	7,000 SF
A-2	Rainbow	4,000 SF
A-3 to A-5	Nabor Beauty	11,430 SF
A-6&7	Watami Sushi & Hibachi	3,520 SF
A-8	Sally Beauty	1,600 SF
A-9	Breath of Heaven	1,360 SF
A-10	World Finance	1,840 SF
A-11	Sandra's Noodles	1,600 SF
A-12	Coming Available	6,800 SF
B-1	Dollar Tree	9,990 SF
B-2	Rock Bottom Mattress	2,010 SF
C-1	Coming Available	1,500 SF
C-2	Penn Station Subs	1,440 SF
C-3	Smoke Studio	960 SF
C-4	5 Star Nails	1,200 SF
C-5	Indy Jewelers	1,492 SF
C-6	FedEx Office	2,040 SF
OL1	The Human Bean	825 SF
<b>Total GLA</b>		<b>60,877 SF</b>



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## MARKET OVERVIEW

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CHAINLINKS  
RETAIL ADVISORS

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