

Retail Space Available

Shadeland Crossing Shoppes

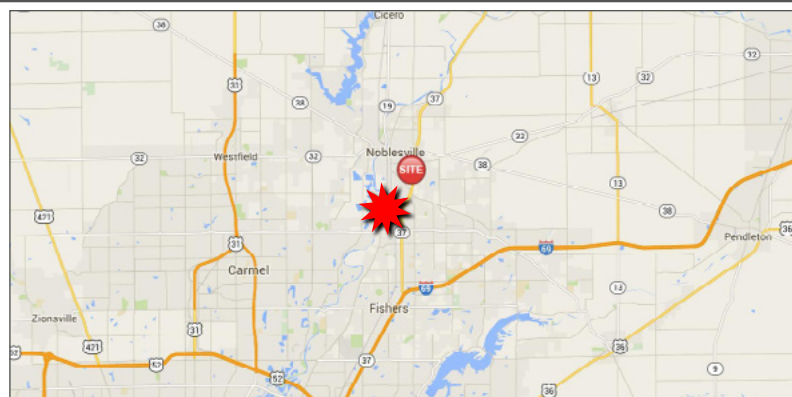
1,600 SF

7542 N Shadeland Ave, Indianapolis, IN 46250



Property Highlights:

- 1,600 SF of retail space available; northern end-cap unit
- Excellent visibility from Shadeland Ave
- Surrounded by dense residential and neighborhoods and apartments
- Close proximity to Community North Hospital and numerous office parks with strong daytime population
- Area retailers include Marsh Supermarket, Walgreens, Starbucks, Lowe's, O'Charley's, Dollar Tree, and more



Demographics	1 mile	3 mile	5 mile
Estimated Population	8,468	55,840	181,119
Daytime Population	11,025	63,300	118,066
Estimated Housing Units	4,148	25,273	77,147
Average HH Income	\$62,170	\$72,557	\$72,001



**VERITAS
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Shadeland Ave (30,294 ADT)

E 75th St (17,893 ADT)



Suite	Tenant	Size
A	R & R Bar & Grill	3,200 SF
B	Allied Cash Advance	1,600 SF
C	Jordan's Fish & Chicken	1,600 SF
D	Jet's Pizza	1,600 SF
E	AVAILABLE	1,600 SF
Total GLA		9,600 SF



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