

# SPEEDWAY MARKETPLACE

Coming 3rd Q 2016

Small Shop Space: 1,400 - 3,000 SF

Outlot: 1.22 AC

6321 Crawfordsville Rd, Indianapolis, IN 46224

Project Overview

Demographics

Aerial (Market)

Aerial (Site)

Site Plan

Site Plan Shops



## Property Highlights:

- 19 acre redevelopment with outlots, small shop space, junior boxes and big box space NOW AVAILABLE
- Super regional draw with convenient access to the heart of Speedway and west side of Indianapolis
- Located at NEW stop light entrance connecting N High School Rd to Crawfordsville Rd (first stop light when exiting off of Interstate 465)
- Highly visible to in excess of 170,889 VPD (Interstate 465 (121,101 VPD), Crawfordsville Rd (29,728 VPD), and N High School Rd (20,060 VPD))
- Nearby proximity to Indianapolis Motor Speedway (capacity of 400,000), home to both the world's largest and second-largest single day sporting events
- Densely populated with in excess of 210,099 people within 5 miles
- Nearby retailers include Kohl's, Kroger, TJMaxx, Petco and many more!



For more information contact:

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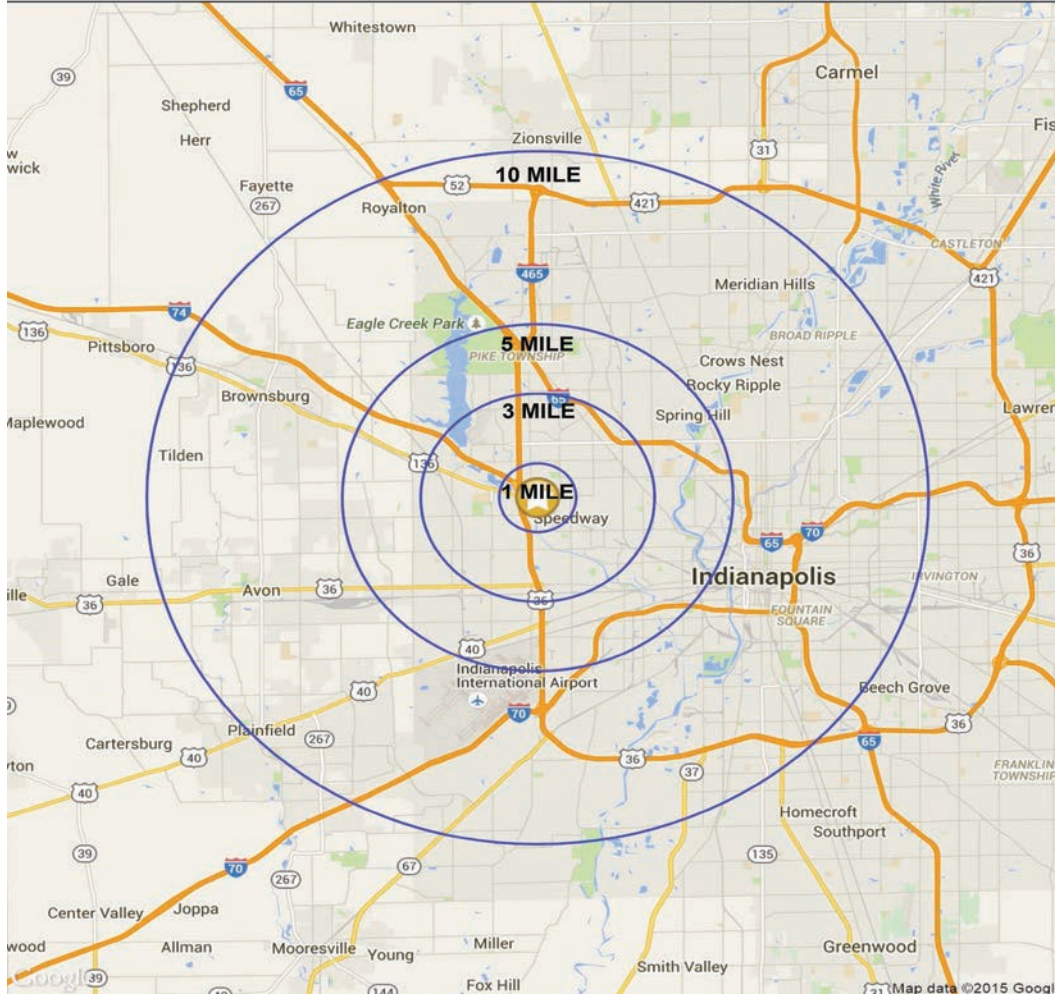
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DEMOGRAPHICS	1 miles	3 miles	5 miles	10 miles
Population	11,766	100,648	210,099	625,055
Households	5,222	41,212	82,843	250,177
2015 Est AVE HH Income	\$50,058	\$48,180	\$52,763	\$60,291
Total Employees	2,829	36,926	99,710	442,057
Retail & Restaurant Sales	\$112,904,038	\$1,414,544,089	\$3,209,536,811	\$12,192,244,213



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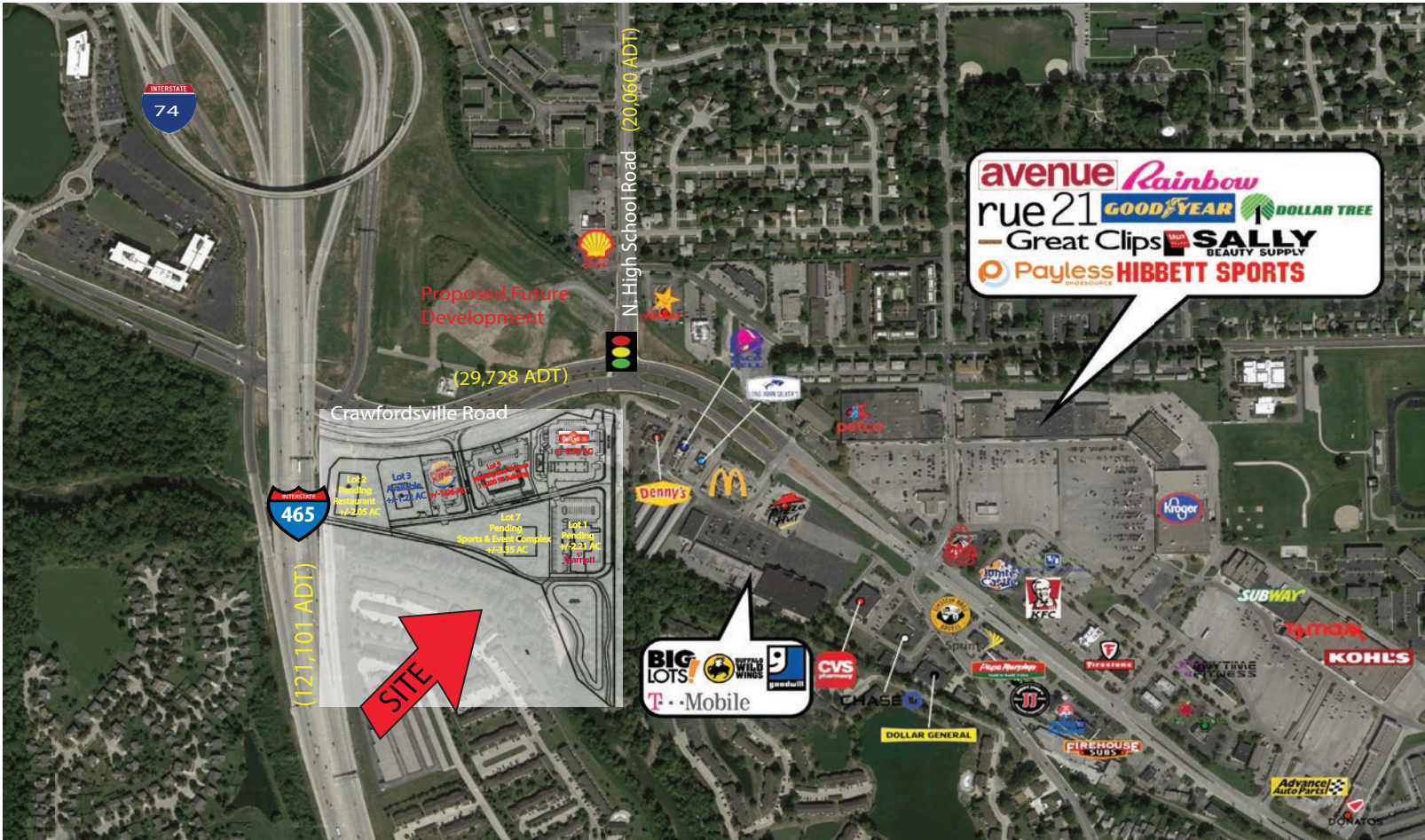
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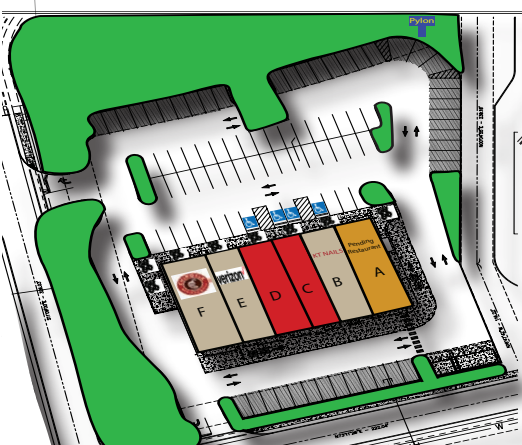
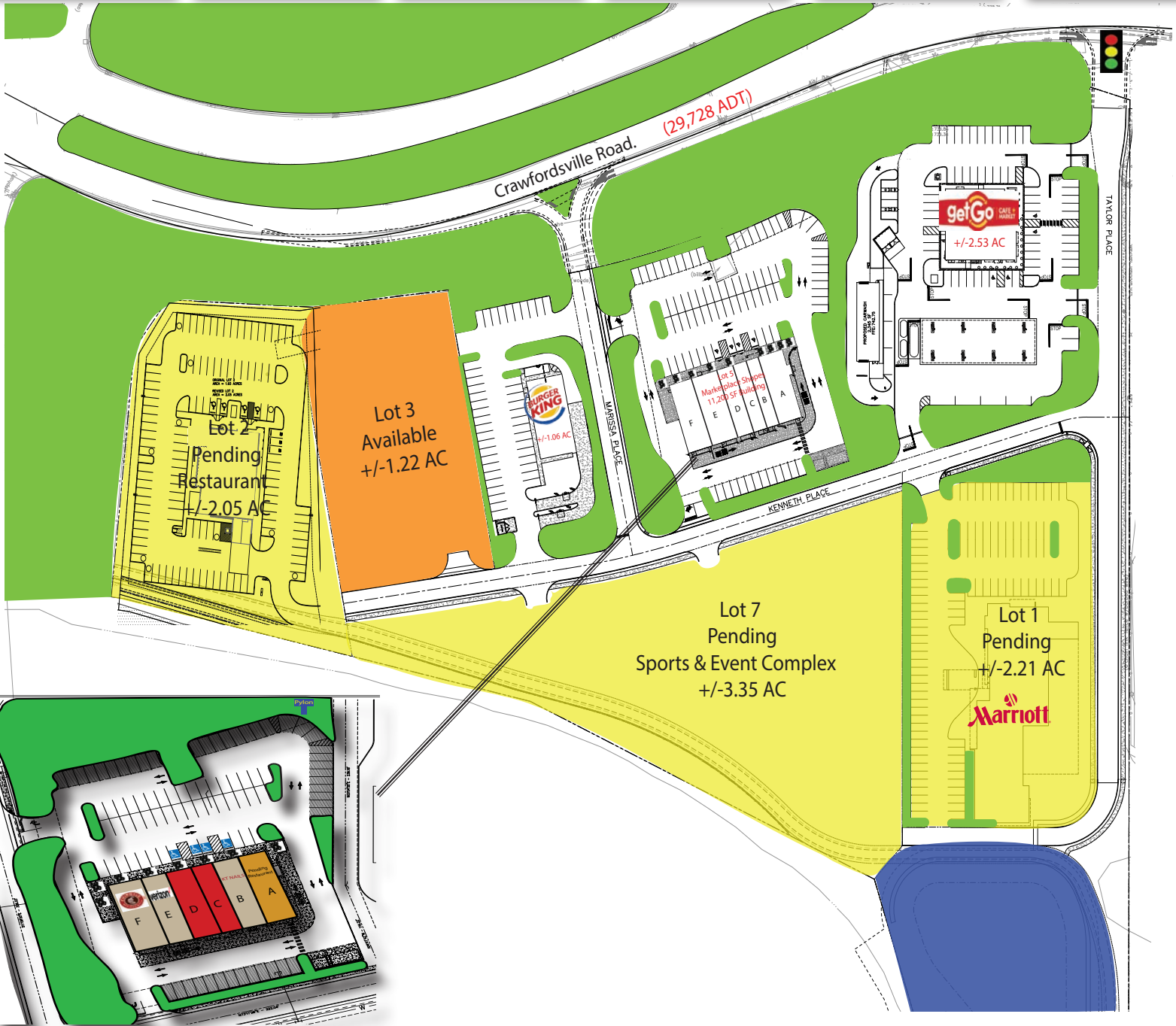
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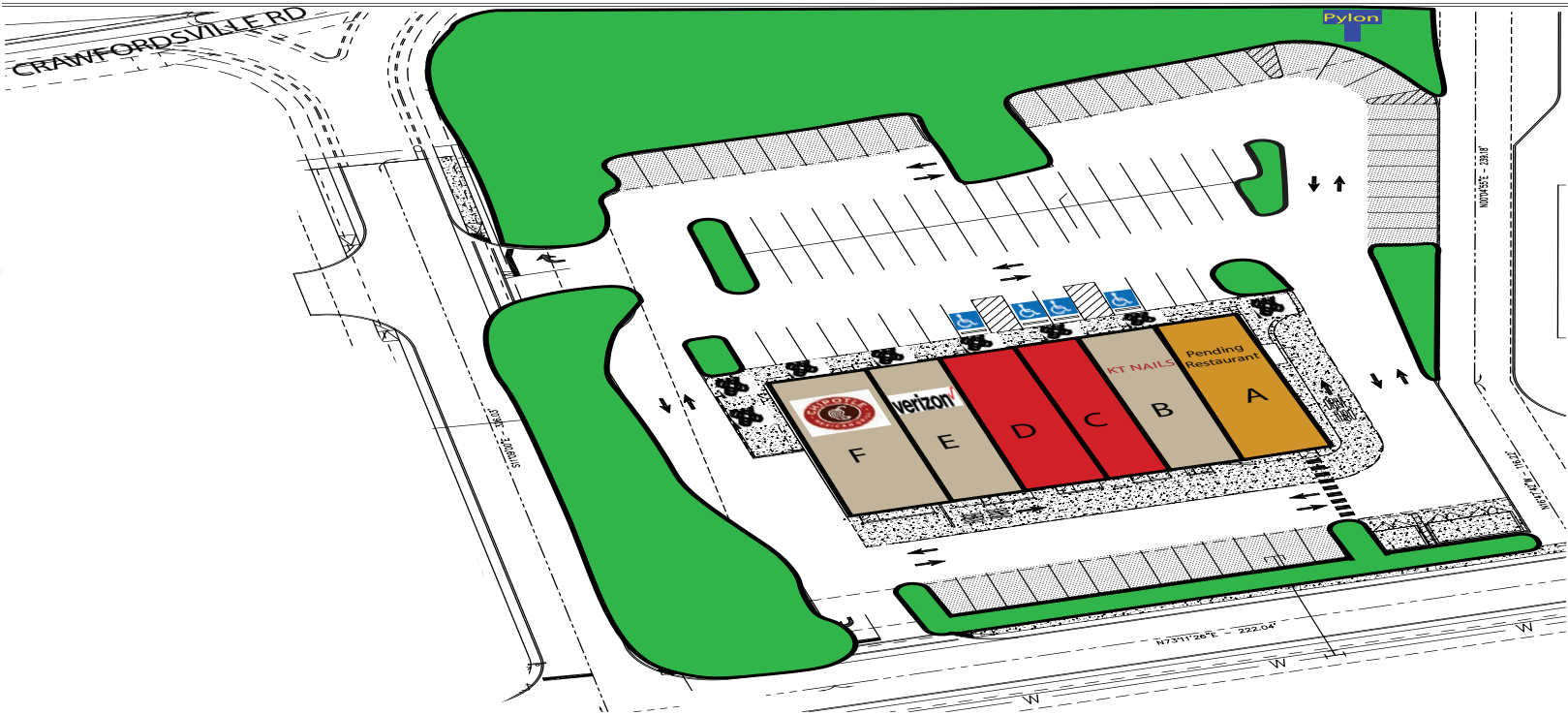
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Speedway Marketplace Shops  
6321 Crawfordsville Rd (Suites A-F)  
1,400-3,000 SF Available

Suite	Tenant	Square Footage
Suite A	Pending Restaurant	2,200 SF
Suite B	KT Nails	1,600 SF
Suite C	Available	1,600 SF
Suite D	Available	1,400 SF
Suite E	Verizon	2,000 SF
Suite F	Chipotle	2,400 SF
TOTAL GLA		11,200 SF
Parking		100
Ratio		9/1000



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