

SPEEDWAY MARKETPLACE

Last Outlot Available - 1.9 Acres - Prime Visibility
For Sale/Ground Lease

6351 Crawfordsville Road, Indianapolis, IN 46224

Project Overview

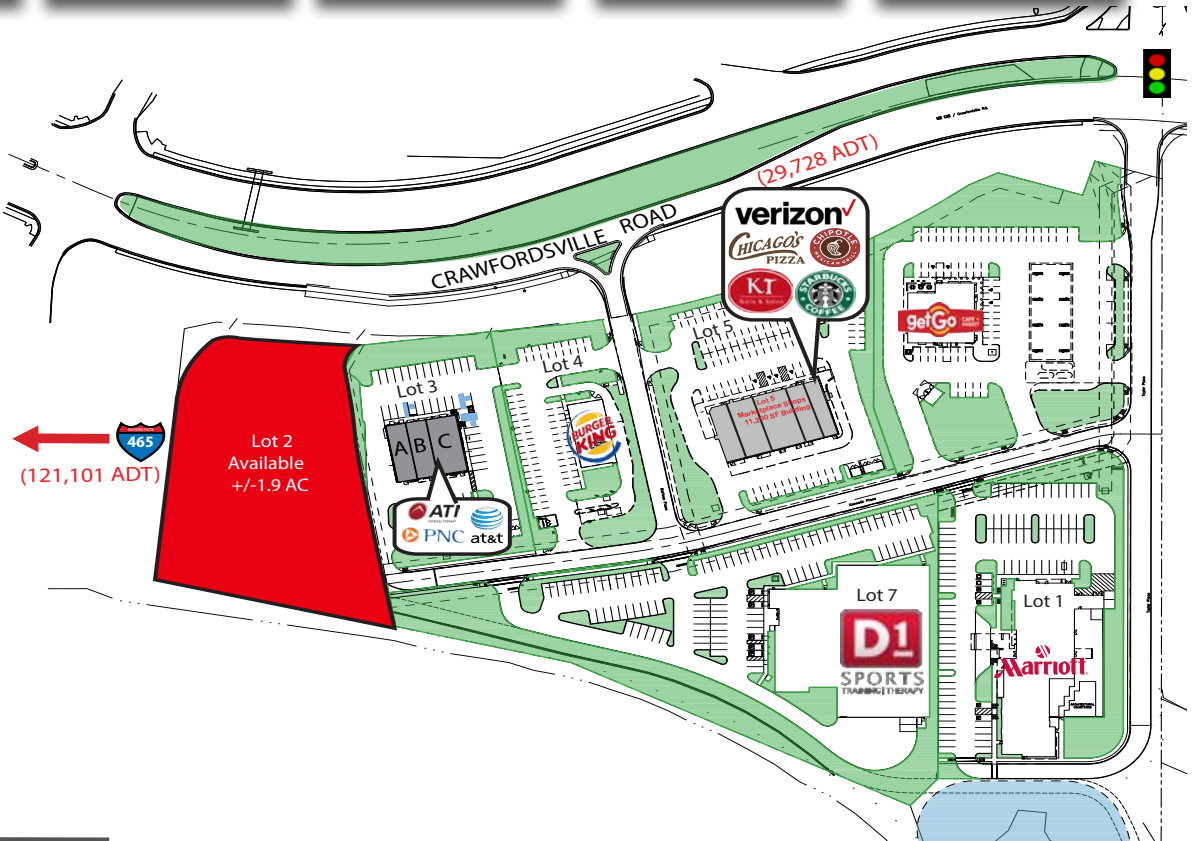
Co-Tenant Photos

Site Aerial

Market Aerial

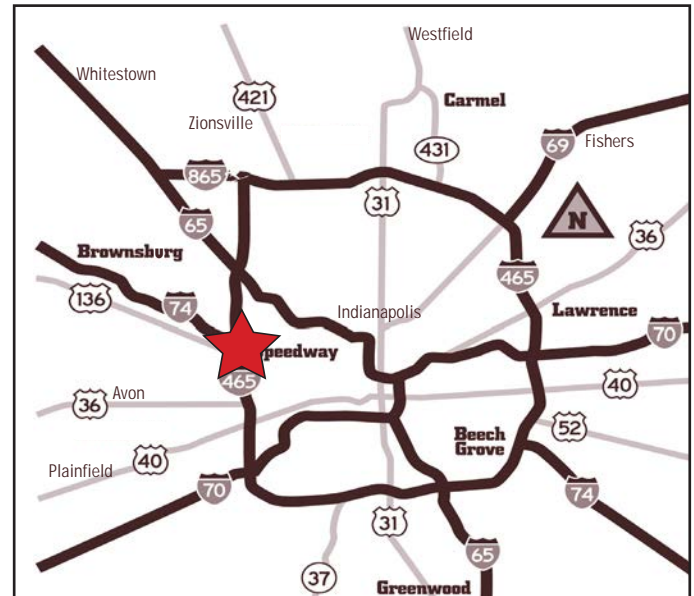
Demographics

Lot 1:	Marriott Hotel	2.21 AC
Lot 2:	Available OUTLOT	1.9 AC
Lot 3:	Marketplace Shoppes II	1.22 AC
Suite A	AT&T	2,000 SF
Suite B	ATI Physical Therapy	2,000 SF
Suite C	PNC Bank	3,000 SF
Total GLA:		7,000 SF
Lot 4:	Burger King	1.06 AC
Lot 5:	Marketplace Shoppes I	2.18 AC
Suite A	Starbucks	2,200 SF
Suite B	KT Nails	1,600 SF
Suite C-D	Chicago Pizza	3,000 SF
Suite E	Verizon	2,000 SF
Suite F	Chipotle	2,400 SF
Total GLA:		11,200 SF
Lot 6:	GetGo Café & Market	2.53 AC
Lot 7:	D-1 Training (The Factory)	3.35 AC



Property Highlights:

- Last Lot Remaining in 19 Acre Development
- Anchored by D-1 Sports Training Complex and Courtyard Marriott
- Located less than 2 miles from the Indianapolis Motor Speedway attracting over 350,000 people for the Indy 500 plus additional tourism traffic for events year round
- Prime visibility with up to 170,889 VPD (I-465 – 121,101 VPD and Crawfordville Road – 29,728 VPD)
- First parcel east of the Crawfordville Road exit into the Town of Speedway
- Densely populated area with over 210,099 people within 5 miles



FOR MORE INFORMATION
PLEASE CONTACT:

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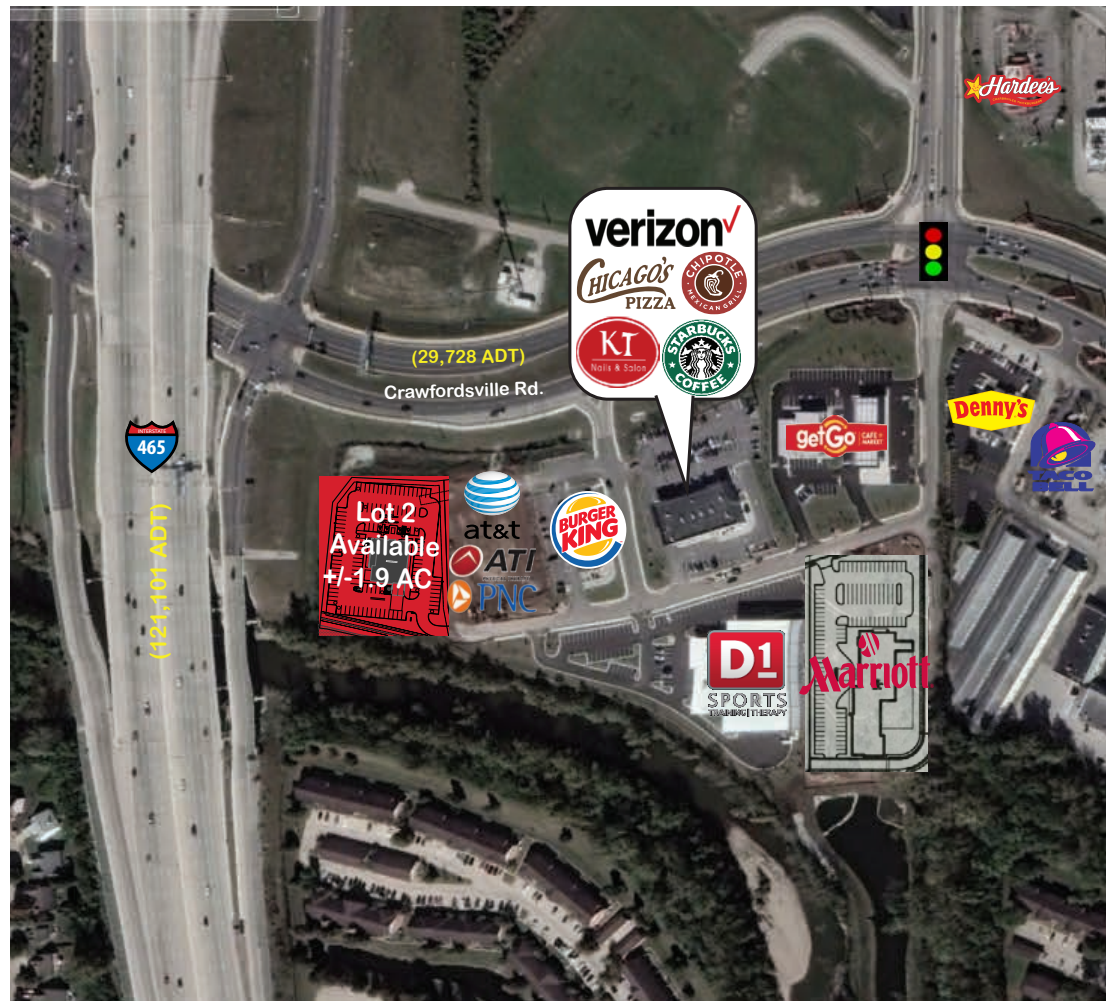
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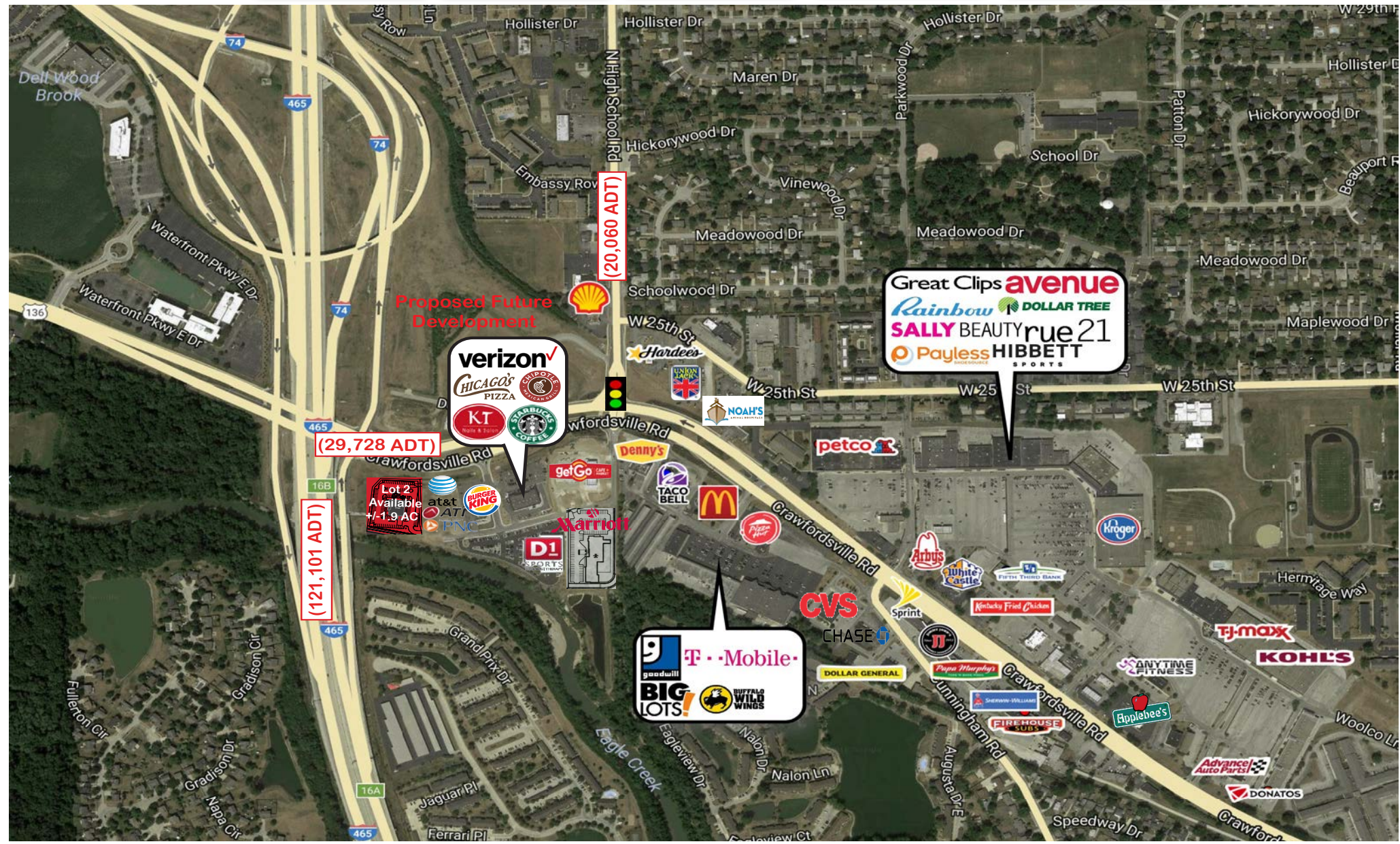
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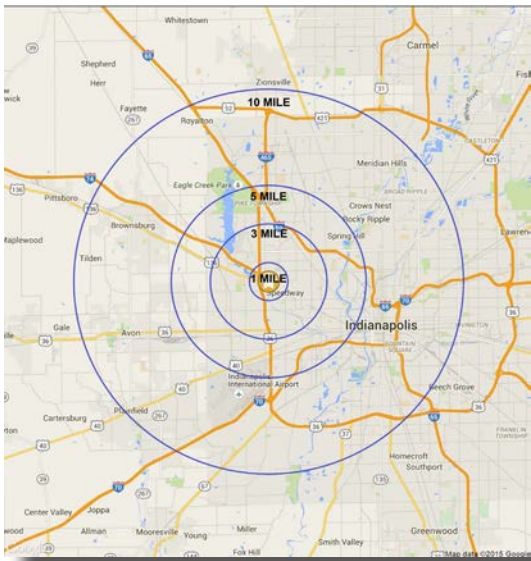
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DEMOGRAPHICS	1 miles	3 miles	5 miles	10 miles
Population	11,730	102,403	211,536	633,261
Households	5,303	41,656	83,182	252,814
2018 Est AVE HH Income	\$46,902	\$51,868	\$56,135	\$66,456
Total Employees	3,865	36,765	93,303	502,322
Retail & Restaurant Sales	\$172,981,449	\$1,452,182,503	\$3,066,326,127	\$10,072,694,265



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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