

# SPEEDWAY MARKETPLACE

Last Outlot Available - 1.9 Acres - Prime Visibility

For Sale/Ground Lease

6351 Crawfordsville Rd, Indianapolis, IN 46224

Project Overview

Co-Tenant Photos

Site Aerial

Market Aerial

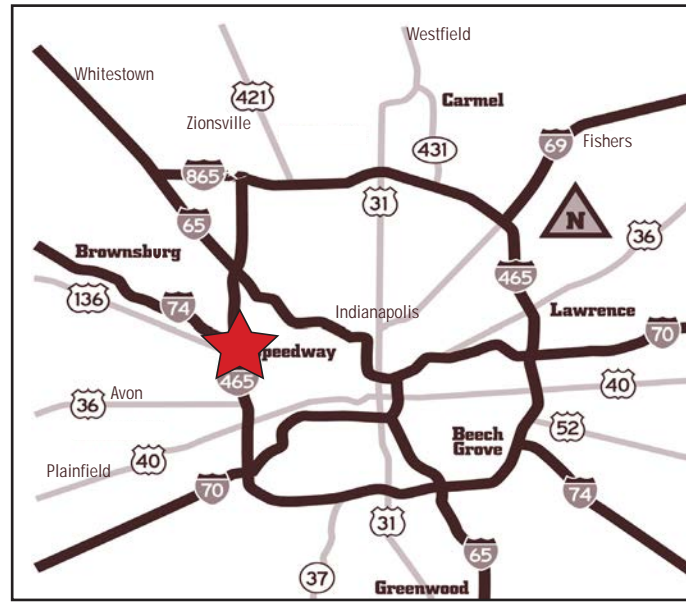
Demographics



Lot 1:	Marriott Hotel	2.21 AC
Lot 2:	Available OUTLOT	1.9 AC
<b>Lot 3:</b>		
Suite A	AT&T	2,000 SF
Suite B	ATI Physical Therapy	2,000 SF
Suite C	Pending	1,400 SF
Suite D	Pending (end cap)	1,600 SF
Total GLA:		7,000 SF
<b>Lot 4:</b>		
	Burger King	1.06 AC
<b>Lot 5:</b>		
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
<b>Lot 6:</b>		
	GetGo Café & Market	2.53 AC
<b>Lot 7:</b>		
	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 Crawfordsville Road – 29,728 VPD)
- First parcel east of the Crawfordsville Road exit into the Town of Speedway
- Densely populated area with over 210,099 people within 5 miles



For more information contact:

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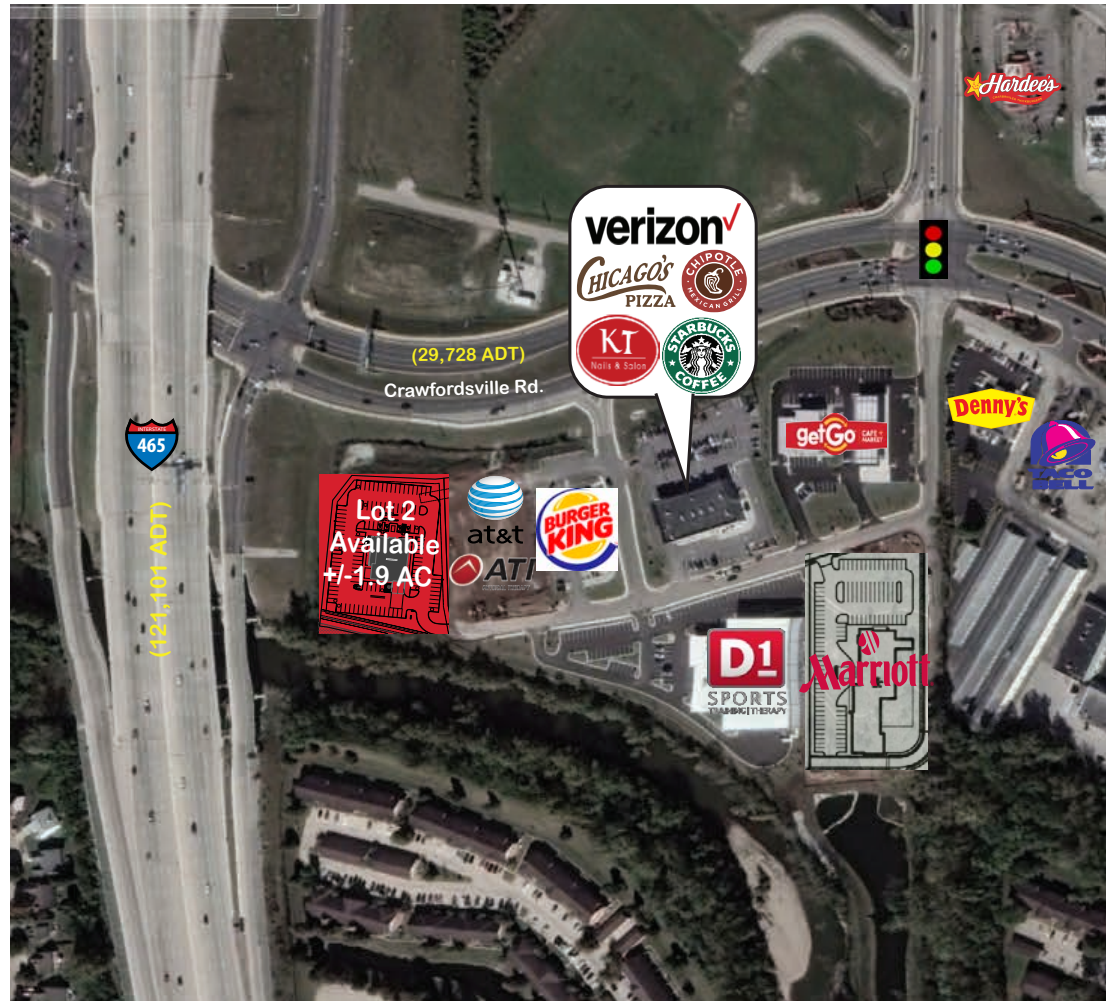
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Join these retailers & restaurants at  
Speedway Marketplace

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A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS



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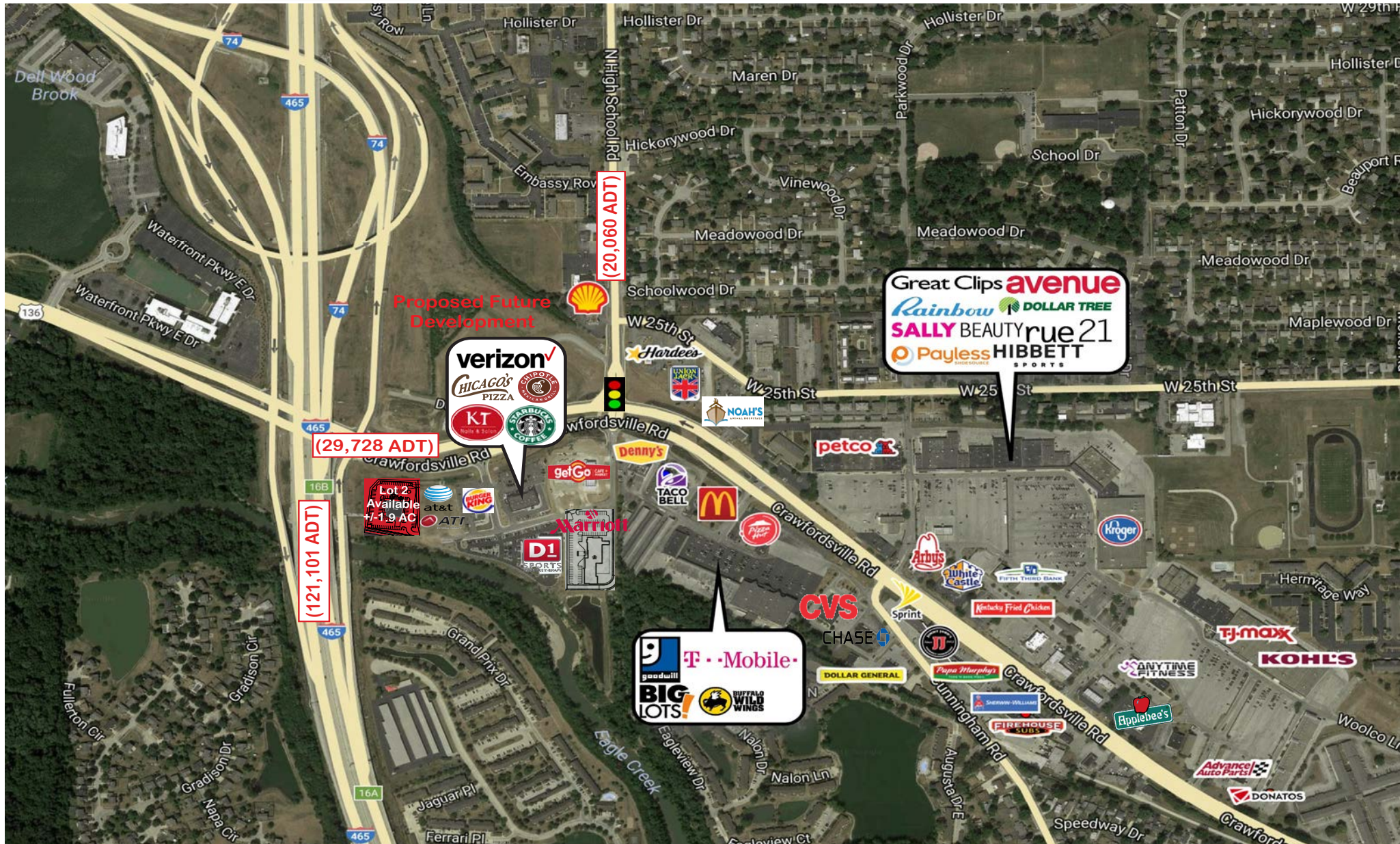
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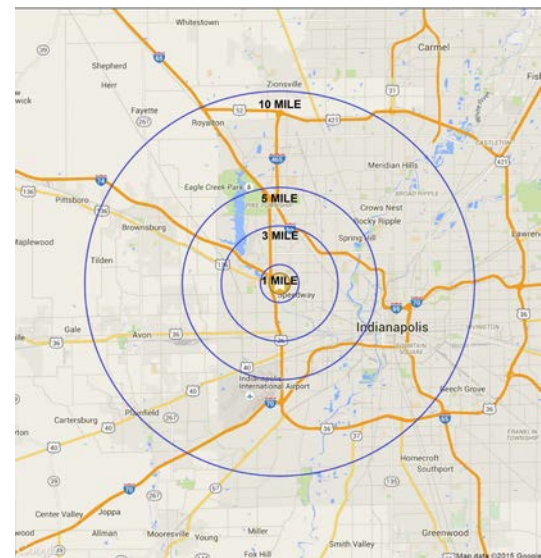
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DEMOGRAPHICS	1 miles	3 miles	5 miles	10 miles
Population	11,730	102,403	211,536	633,261
Households	5,303	41,656	83,182	252,814
2018 Est AVE HH Income	\$46,902	\$51,868	\$56,135	\$66,456
Total Employees	3,865	36,765	93,303	502,322
Retail & Restaurant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



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