

MADISON & EDGEWOOD SHOPPES

1,200 SF AVAILABLE

VERITAS
REALTY

5855 Madison Avenue, Indianapolis, IN 46227



PROPERTY HIGHLIGHTS:

- 1,200 SF Available
- Kroger shadow anchor center
- Tenants include McDonald's, Arby's, Donatos Pizza, Great Clips, and Heartland Dental
- Located on the high traffic intersection of Edgewood Avenue and Madison Avenue
- Densely populated and underserved trade area
- Pylon sign available



CONTACT: **Paul Rogozinski**
T: 317-789-8164
E: PRogozinski@VeritasRealty.com

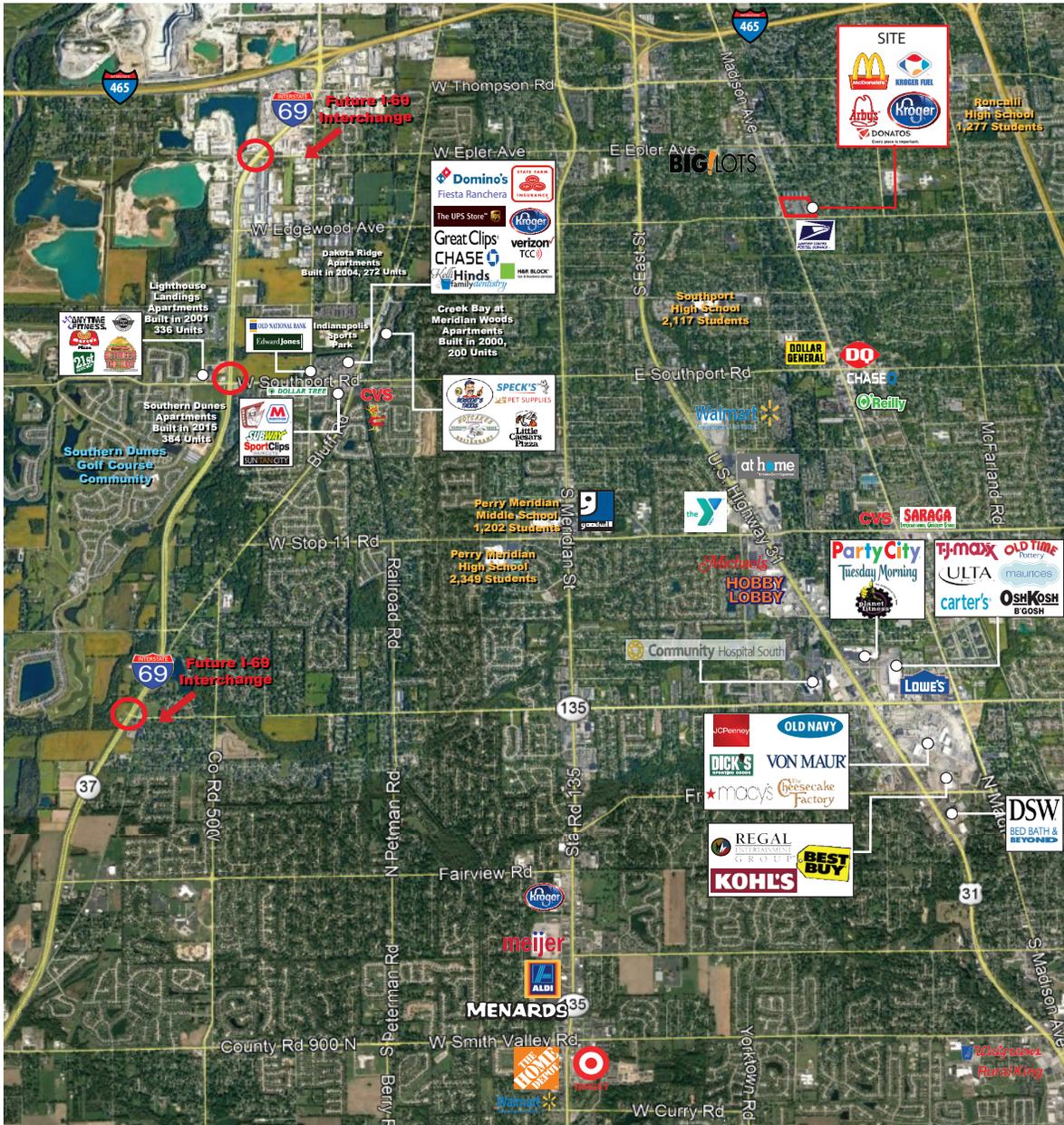
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MARKET
AERIAL

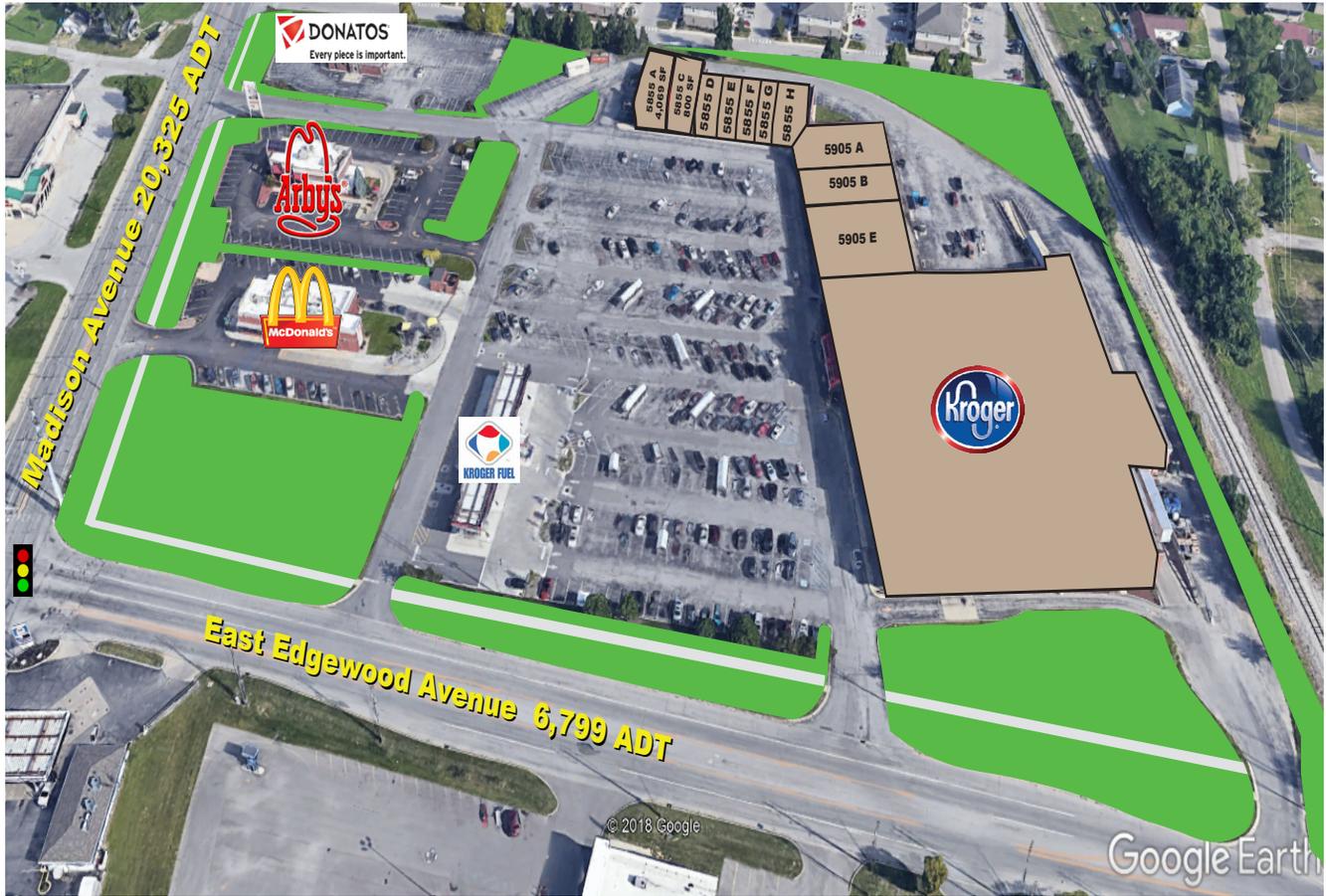


DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	6,788	93,652	213,252
Households:	2,773	36,732	84,198
Avg. HH Income:	\$109,205	\$83,176	\$90,758
Daytime Pop:	4,199	51,719	122,529

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SITE
PLAN



SUITE	TENANT	SF
5855 A	Lynn's Halloweentown	4,069
5855 C	Lynn's Halloweentown	800
5855 D	Great Clips	1,200
5855 E	Lovely Nails	1,200
5855 F	Great Wall	1,200
5855 G	AVAILABLE	1,200
5855 H	Heartland Family Dental	2,400
5905 A	GZ Club, Food, Drink, Karaoke	3,200
5905 B	Friendly Tobacco Shop	1,600
5905 E	CSI Plasma	11,200
5911	Kroger	
5935	McDonald's	
5915	Arby's	
5835	Donatos	
Total GLA: 28,069 SF		

CHAINLINKS
RETAIL ADVISORS

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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