

# Madison & Edgewood Shoppes

AVAILABLE: 1,600 SF - 4,069 SF

5855 Madison Avenue, Indianapolis, IN 46227

Project Overview



Aerial (Market)

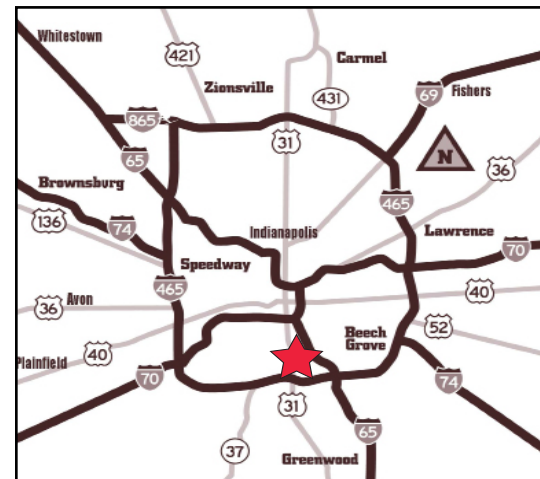


Site Plan



## Property Highlights:

- Kroger Shadow Anchor Center
- 1,600 SF, 4,069 SF, and 1,600 SF Suites Available
- Tenants Include McDonalds, Arby's, Donato's Pizza, Great Clips, Edward Jones, and Heartland Dental
- Located on the High Traffic Intersection of Edgewood and Madison Avenue
- Densely Populated and Underserved Trade Area
- Pylon Sign Available



FOR MORE INFORMATION  
PLEASE CONTACT:

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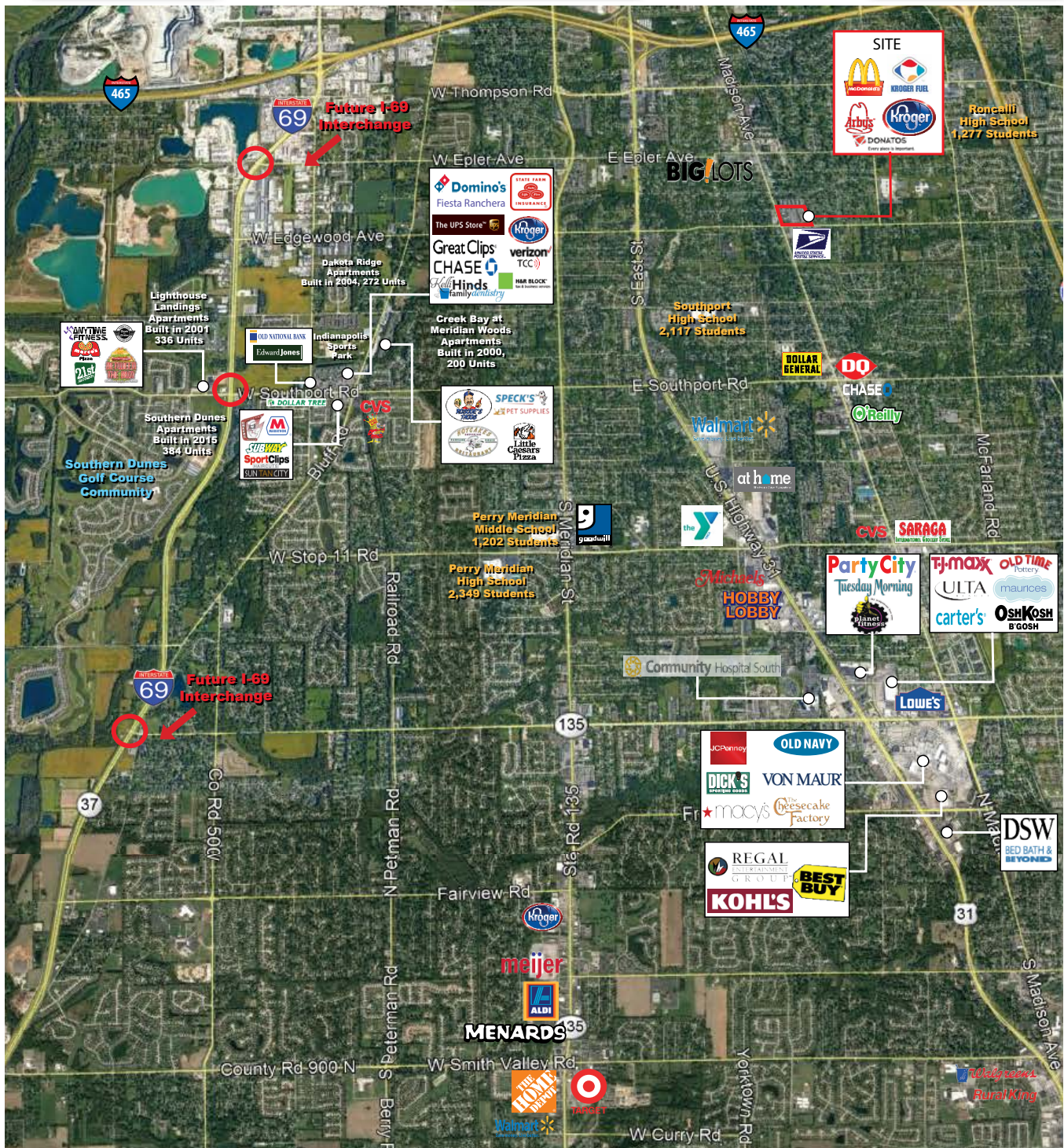
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DEMOGRAPHICS	1 mile	3 mile	5 miles
Population	7,101	88,758	207,756
Households	3,003	35,645	81,366
Avg HH Income	\$64,672	\$64,350	\$68,654

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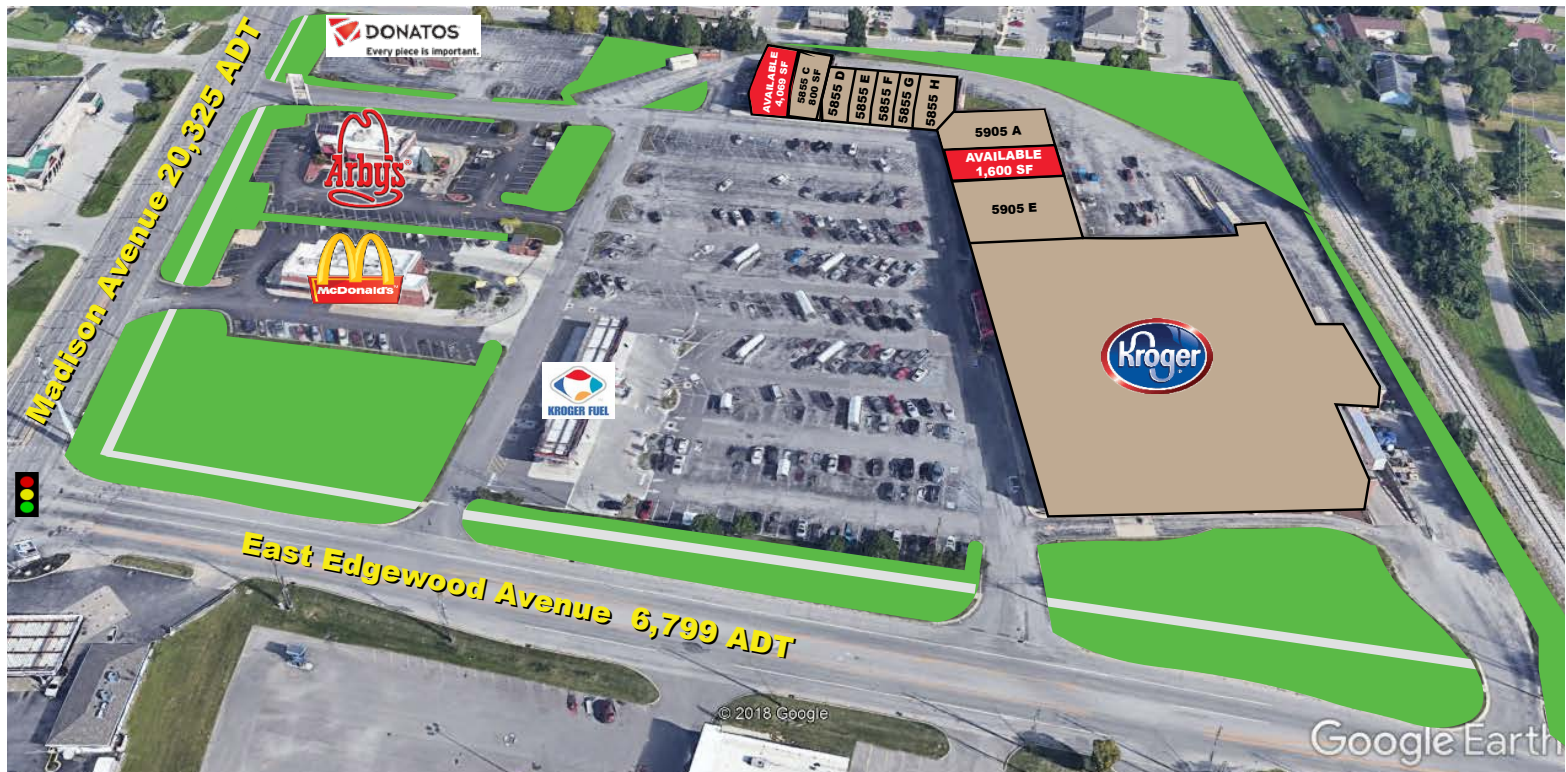
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Suite	Tenant	SF
5855 A	Available	4,069
5855 C	Trinity Insurance	800
5855 D	Great Clips	1,200
5855 E	Lovely Nails	1,200
5855 F	Great Wall	1,200
5855 G	Edward Jones	1,200
5855 H	Heartland Family Dental	2,400
5905 A	GZ Club, Food, Drink, Karaoke	3,200
5905 B	Available	1,600
5905 E	CSI Plasma	11,200
	Kroger	
	McDonald's	
	Arby's	
	Donatos	
<b>Total GLA: 28,069</b>		

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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