

Prime Retail / Medical Space Available: 4,660 SF (divisible to 2,000 SF)

Norgate Shoppes (major renovations completed in 2020)

7411 N Keystone Avenue, Indianapolis, IN 46240

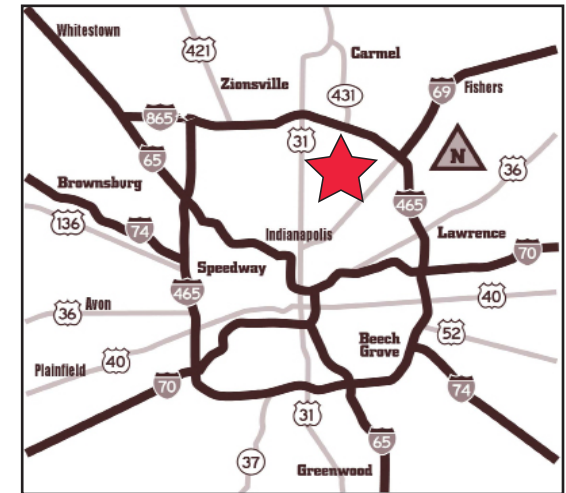
Project Overview

Site Plan

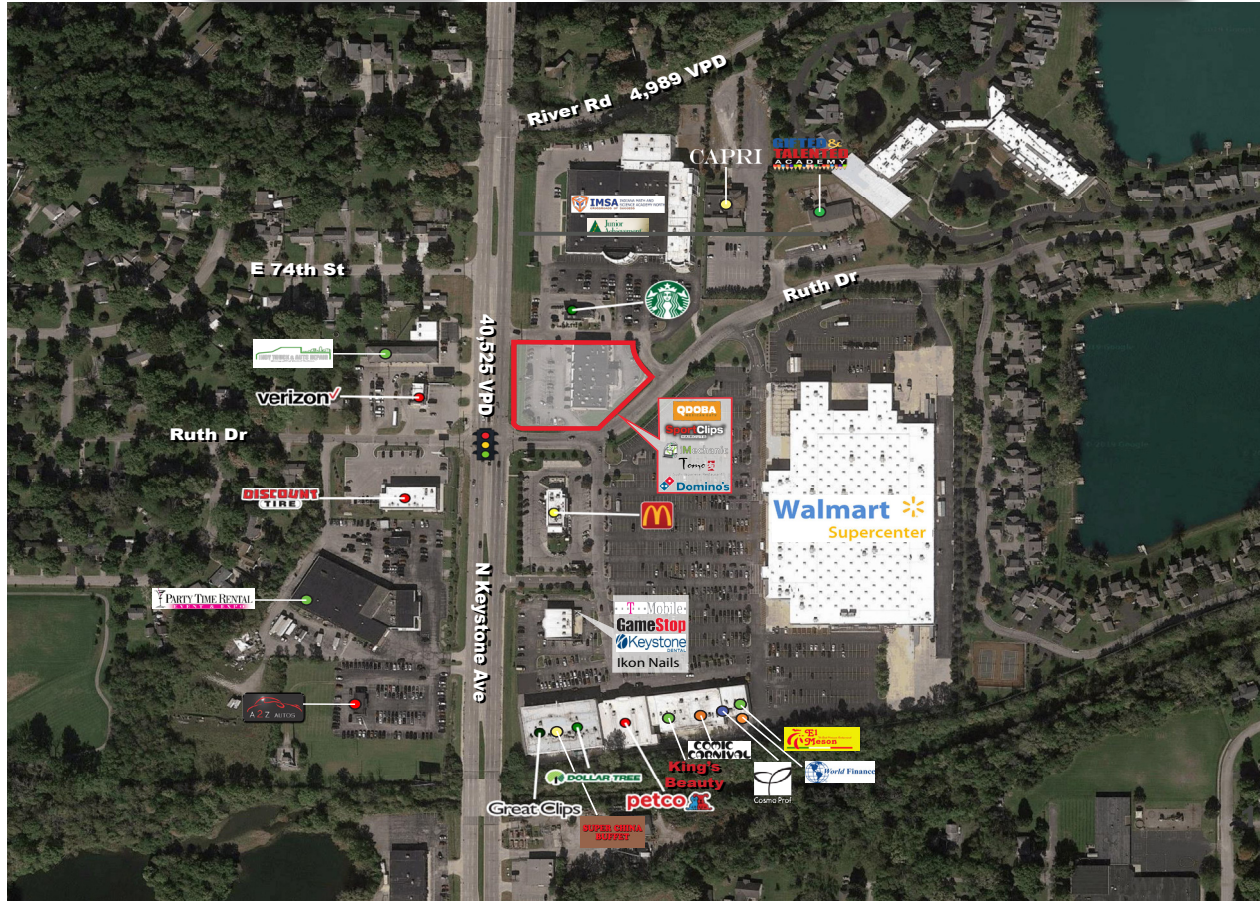
Floor Plan

Pictures

Aerial (Market)



DEMOGRAPHICS	1 mile	3 mile	5 miles
Population	8,437	68,869	207,512
Households	4,035	33,298	92,984
Ave HH Income	\$106,180	\$108,727	\$93,614
Employee/Daytime Pop	2,142	60,395	190,242
Retail & Restaurant Sales	\$257,146,229	\$3,270,097,496	\$6,654,233,615



Property Highlights:

- Highly visible outlot shops building, no Wal-Mart restrictions
- Up to 4,660 SF Available
 - Suite B: 4,660 SF (fully built-out former urgent care space)
- Prime visibility and multiple easy access points to Keystone Ave (40,525 VPD)
- Shared stop light with highly successful Wal-Mart Supercenter and Norgate Plaza
- Super-regional trade area surrounded by schools, office, residential and retail
- 1.7 miles south of The Fashion Mall at Keystone and 1.3 miles north of Glendale Town Center

FOR MORE INFORMATION

Seth Biggerstaff

Jamison Downs

PLEASE CONTACT:

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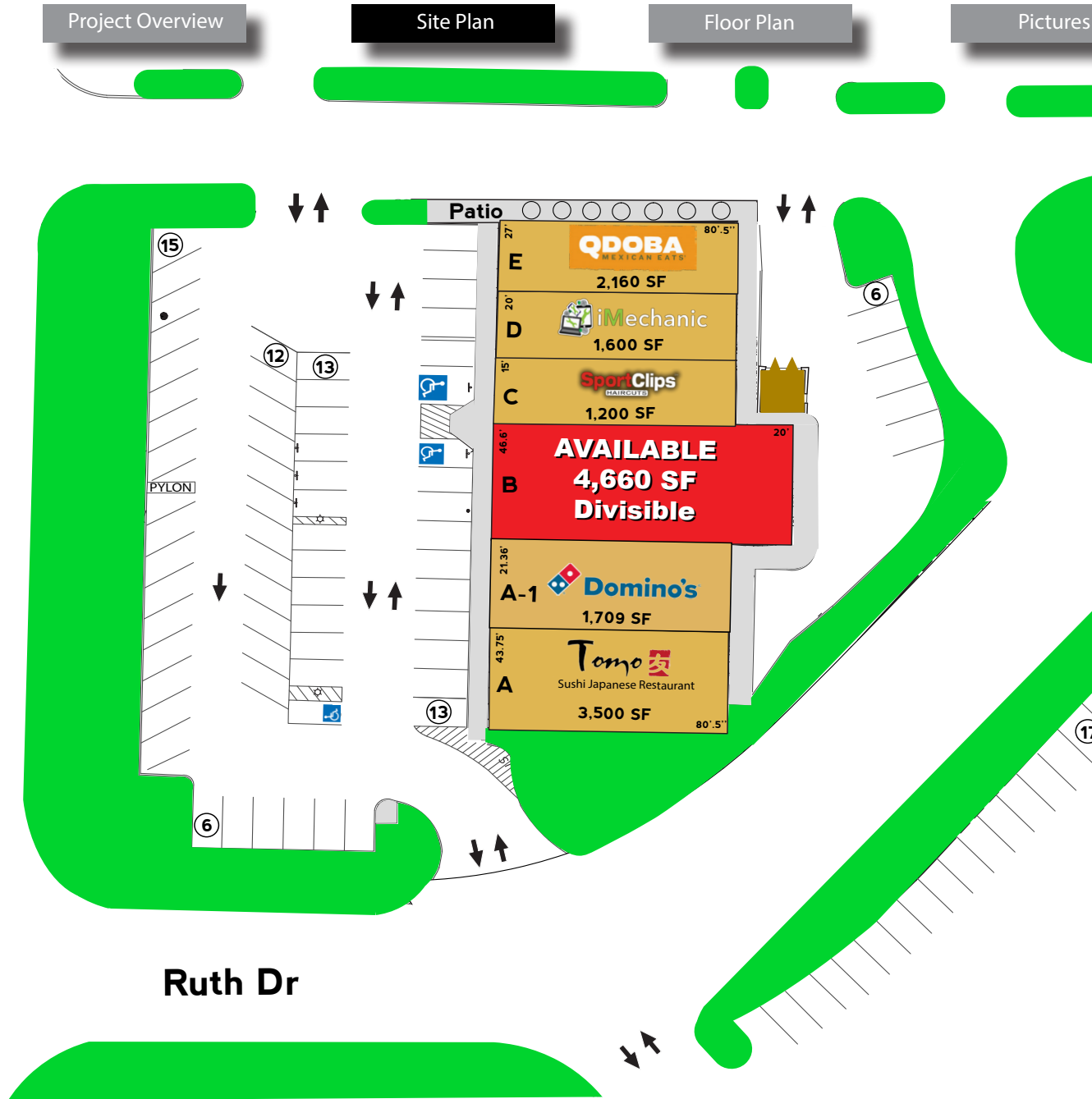
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N Keystone Ave 40,525 VPD



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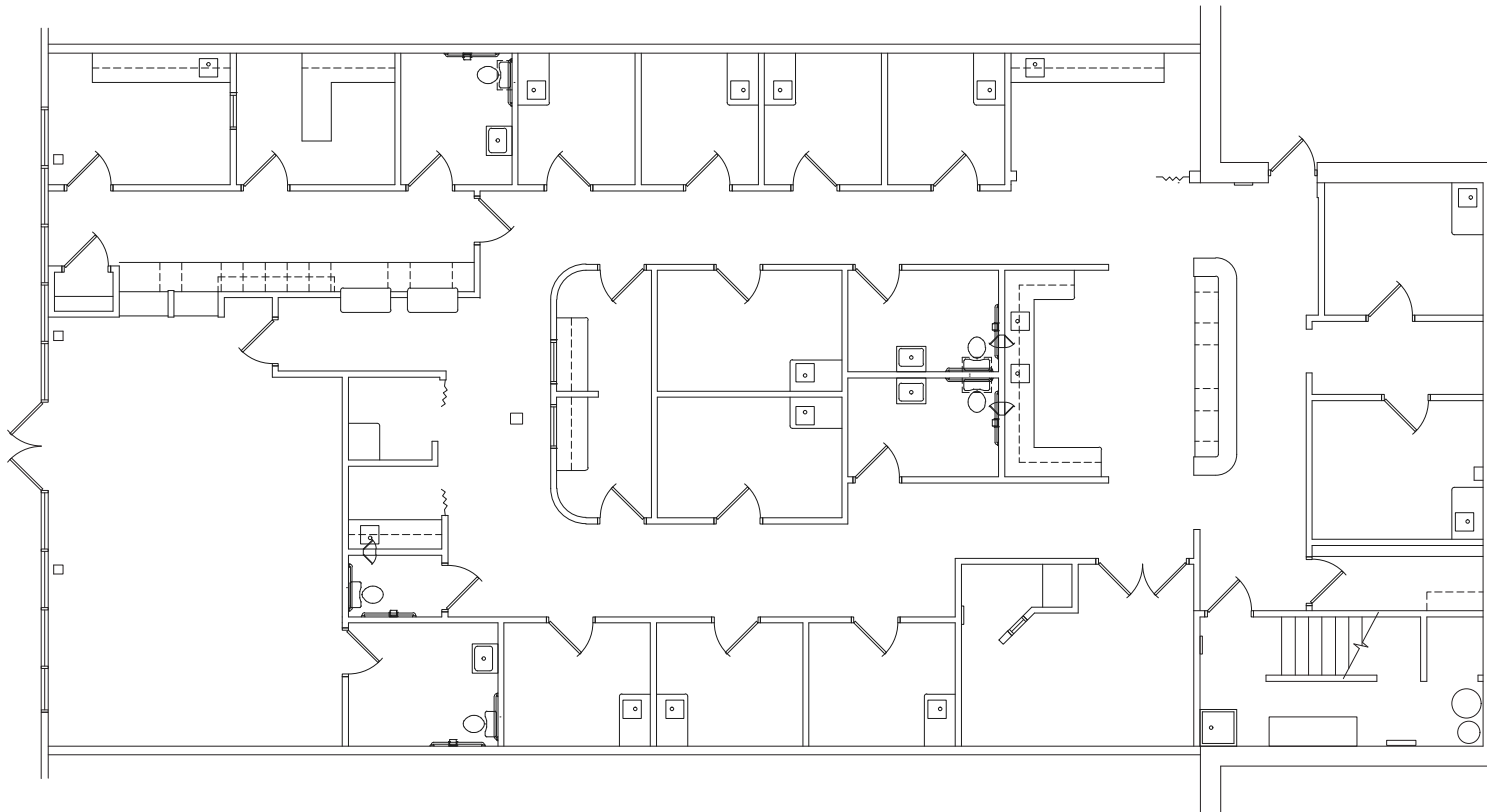
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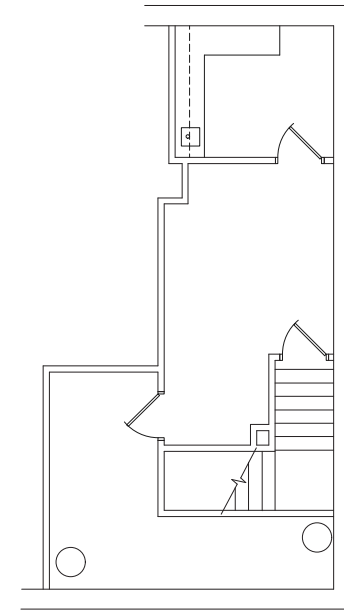
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MAIN LEVEL



MEZZANINE



EXISTING PLAN - 4,660 SF

1/16"=1'-0"

9/25/20

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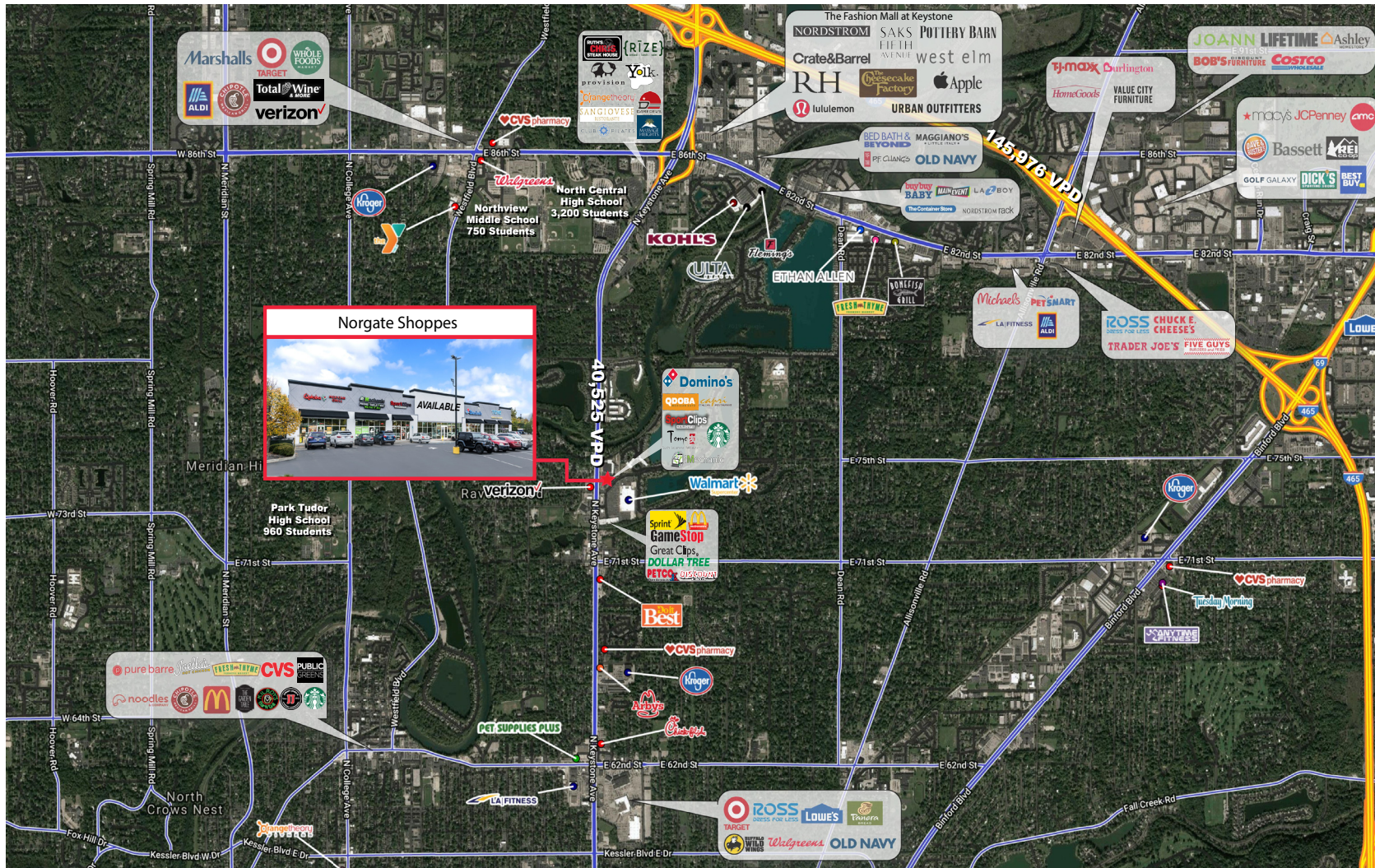
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