

IVY WAY PLAZA | RETAIL SPACE FOR LEASE

1,276 SF INLINE & 4,917 SF ENDCAP AVAILABLE

VERITAS
REALTY

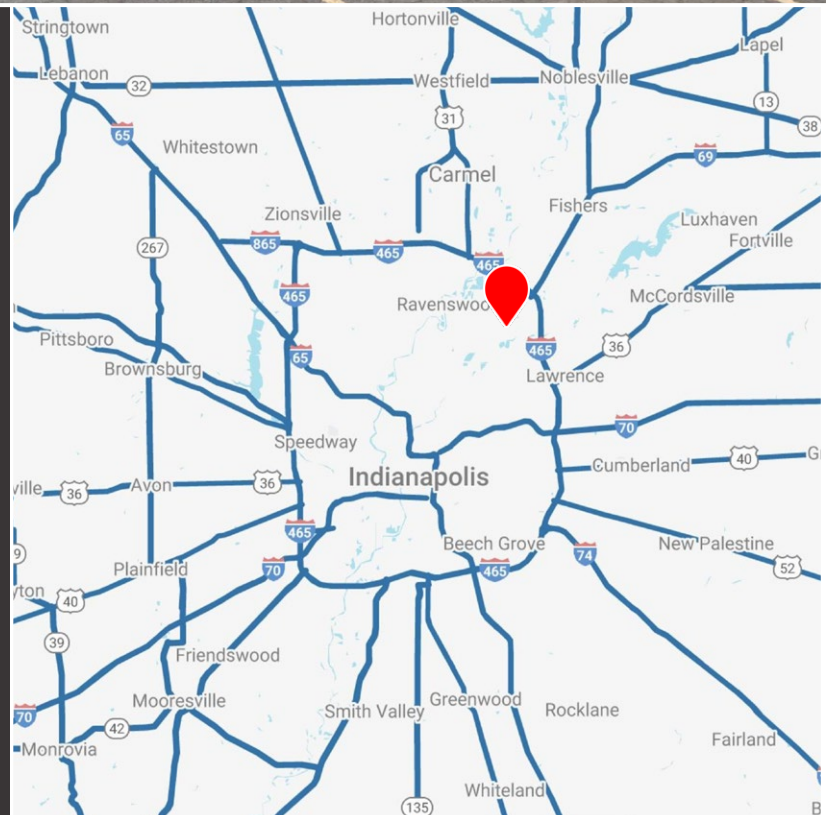
5711 E 71st St. | Indianapolis

FOR LEASE



PROPERTY HIGHLIGHTS

- **1,276 SF & 4,917 SF Suites available** - former restaurant endcap and inline space
- Large pylon exclusive to center and ample parking
- Excellent exposure to Binford Blvd (40,136 VPD) - major thoroughfare that converts to I-69
- Strong retail corridor serving the Northeast side of midtown Indianapolis
- Dynamic trade area surrounded by residential and high volume traffic
- Nearby establishments include CVS, George's Neighborhood Grill, Starbucks, Jimmy John's, Domino's, Tuesday Morning, Entenmann's Bakery, Kroger (only grocer servicing the immediate area), Mays Chemical, Heritage Christian School, dormakaba, Precision Hardware, Heritage Office Park, and others.



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SITE AERIAL



DEMOGRAPHICS



1 MILE



3 MILE



5 MILE

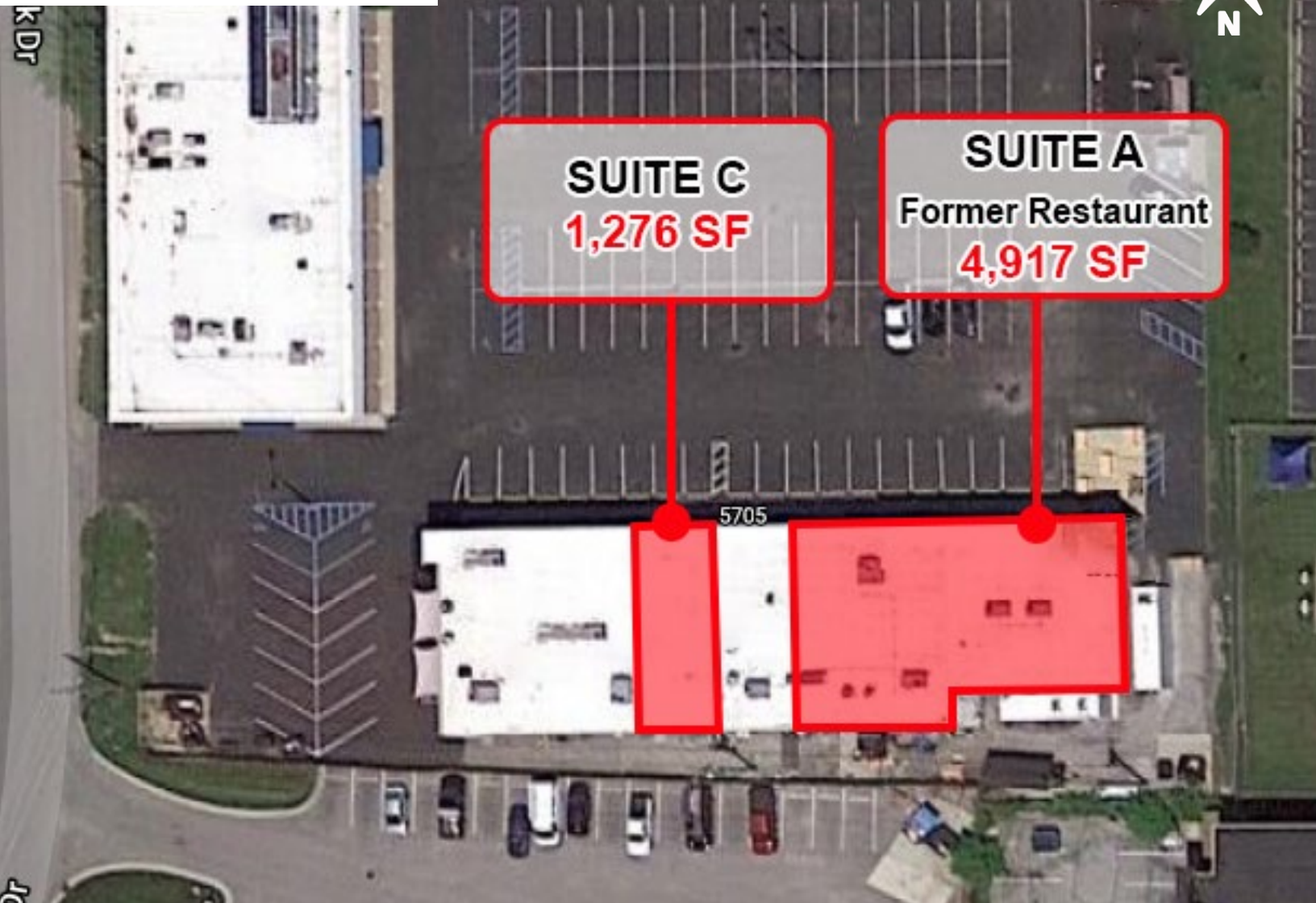
Population:	7,279	67,234	196,373
Estimated HH's:	2,940	30,735	86,621
Avg. HH Income:	\$111,378	\$85,192	\$84,373

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SITE PLAN



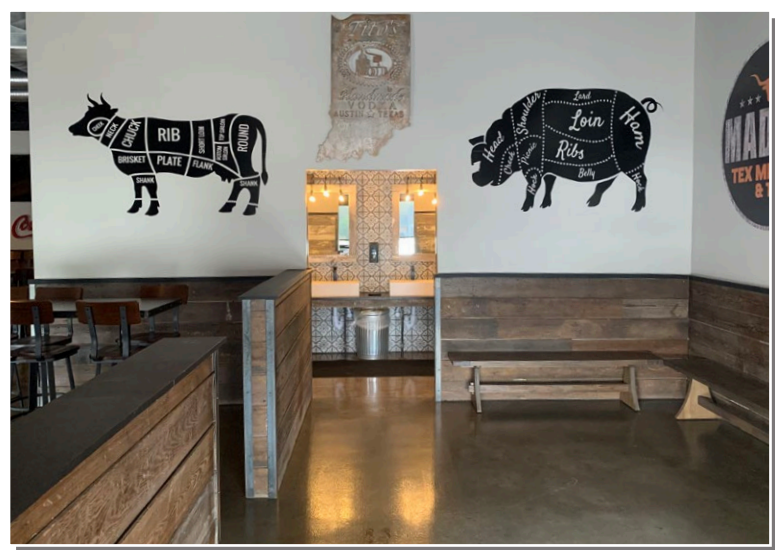
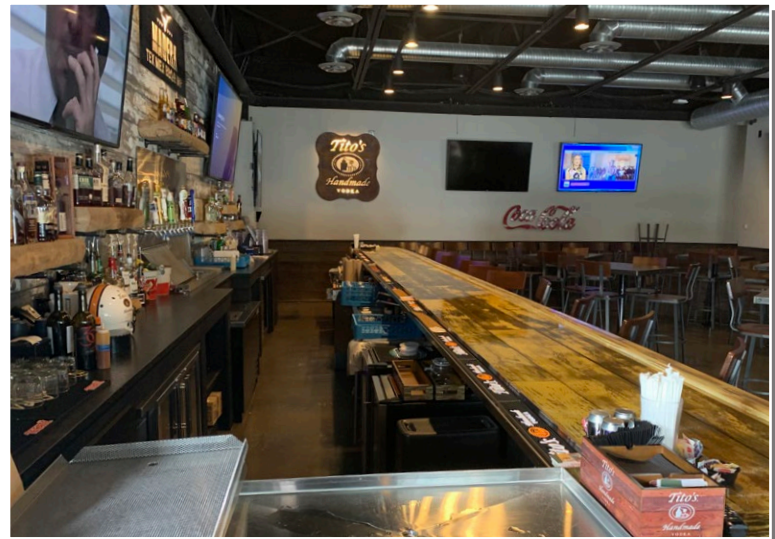
SUITE	TENANT	SF
SUITE A	AVAILABLE	4,917 SF
SUITE B	Long Thanh Restaurant	1,276 SF
SUITE C	AVAILABLE	1,276 SF
SUITE D	GG's Bar & Grill	4,024 SF
TOTAL GLA		11,493 SF

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SITE PHOTOS



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