

MARWOOD PLAZA

1,600 -18,000 SF AVAILABLE | FOR LEASE

VERITAS
REALTY

3335 Kentucky Ave, Indianapolis, IN 46221



PROPERTY HIGHLIGHTS:

- Kroger anchored shopping center with little grocery store competition in immediate trade area
- Strong demographics with 33,000 people within 3-mile radius and an average household income of \$51,251
- Located along main Southwest Indianapolis corridor of Kentucky Ave (SR 67) connecting downtown Indianapolis to Mooresville and Camby
- Ample parking, convenient access and strong visibility
- Minutes from I-465 and I-70
- Spaces available in vanilla box condition with mechanicals in good working order
- Flexible and creative terms available

DEMOGRAPHICS



3 MILE



5 MILE



7 MILE

Population:	33,258	134,684	321,485
Households:	12,054	50,612	124,898
Daytime Pop:	40,337	122,098	330,568
Avg. HH Income:	\$51,251	\$55,929	\$65,271

CONTACT:

John Holloway

T: 317-472-1800

E: John@VeritasRealty.com

Paul Rogozinski

T: 317-789-8164

E: Progozinski@VeritasRealty.com

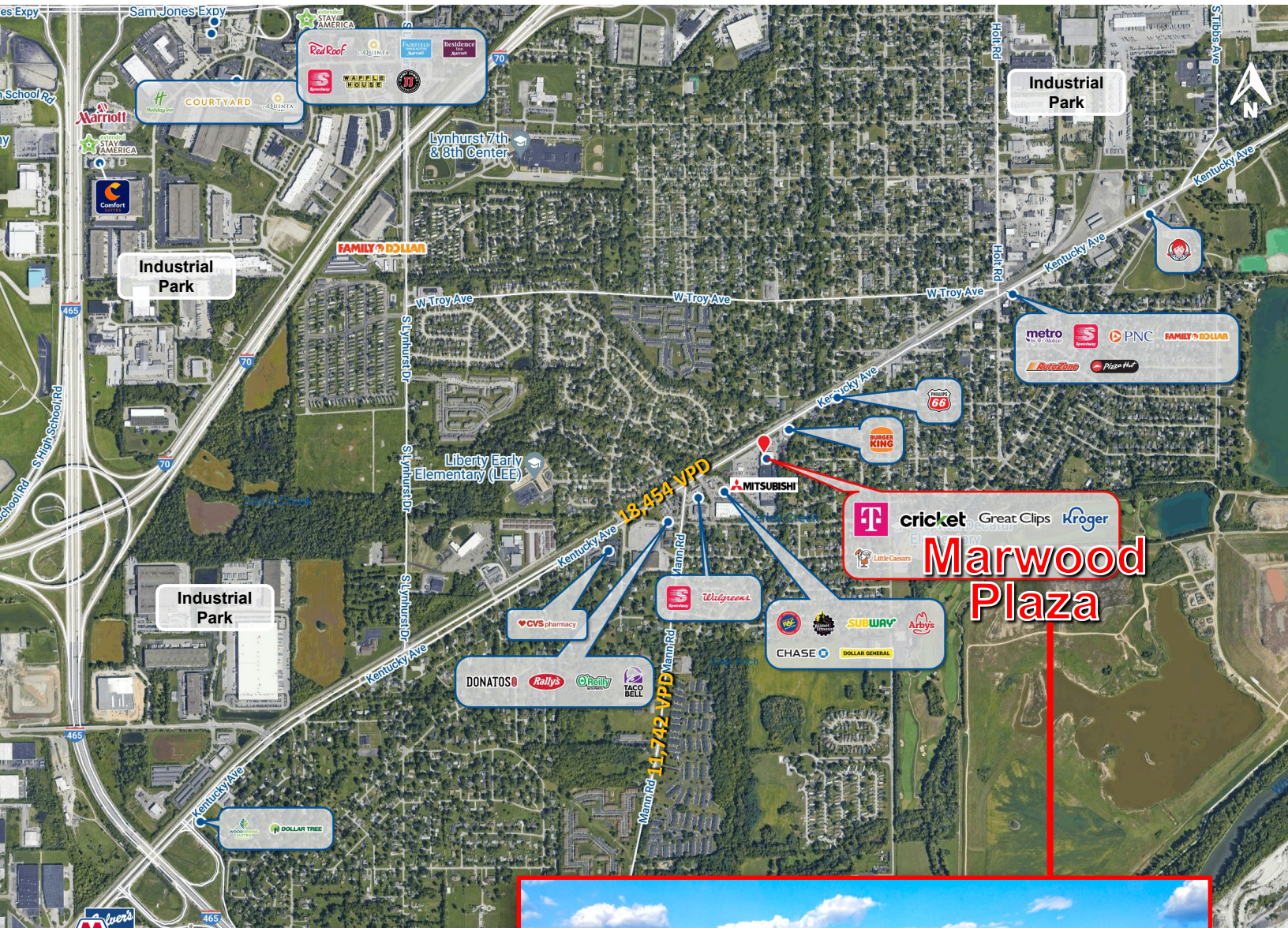
**FOR
LEASE**

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SITE AERIAL



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SITE PLAN



SUITE	TENANT	SF
1	Nails-R-Us	700
2	Great Clips	1,500
3	City Wireless	1,150
3a	Boost Mobile	800
4	Little Caesar's	1,250
5	Advance America Cash	1,250
6	AVAILABLE	4,000
6a	AVAILABLE	6,500 (can split to 2,400)

SUITE	TENANT	SF
7	T-Mobile	3,000
8	Kroger	45,427
9	AVAILABLE	7,500
10	AVAILABLE	10,500 (can split to 5,000)
11	China One	3,439
12	AVAILABLE	2,940 (can demise)
14	Los Patios Restaurant	8,624
13	H&R Block	4,500

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CENTER
PHOTOS



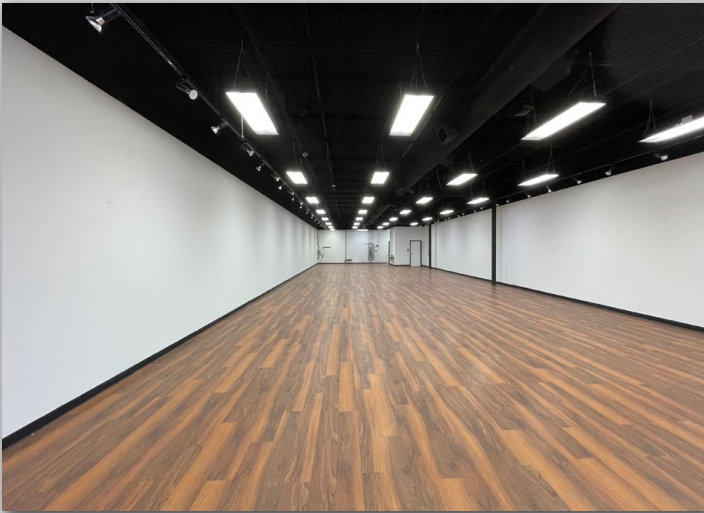
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INTERIOR
PHOTOS

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SUITE 6 - 4,000 SF



SUITE 6A - 6,500 SF



SUITE 9 - 7,500 SF



SUITE 10 - 10,500 SF



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.

CHAINLINKS
RETAIL ADVISORS

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