

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

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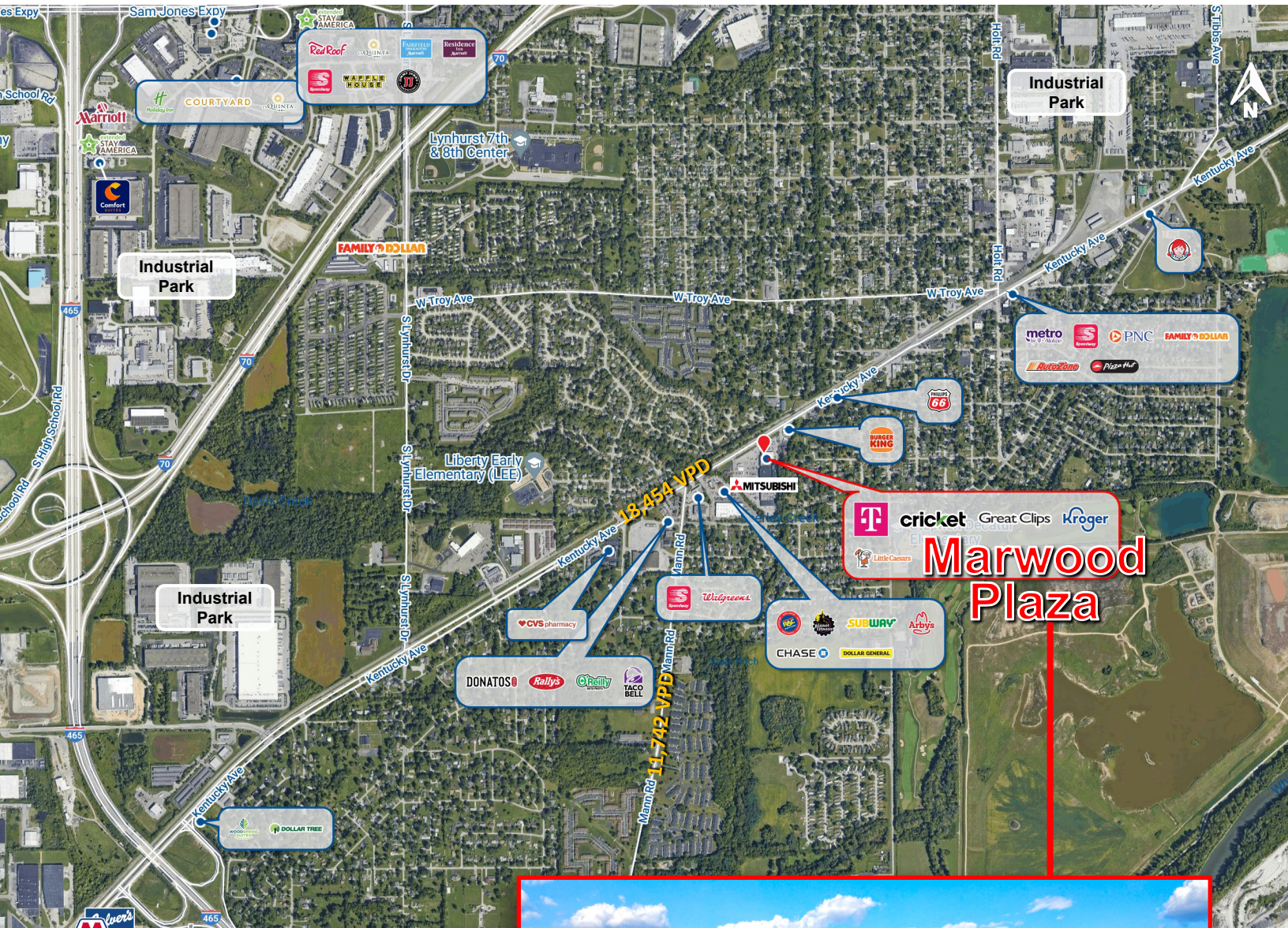
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LEASE**

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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	950
3a	Boost Mobile	1,000
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	20,000
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	AVAILABLE	8,624
13	H&R Block	4,500

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CENTER PHOTOS

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CHAINLINKS
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