

FREESTANDING 42,950 SF RETAIL BUILDING AVAILABLE FOR LEASE OR SALE

VERITAS
REALTY



**FOR LEASE
OR SALE**

6160 N. Keystone Ave, Indianapolis, IN 46220

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www.VeritasRealty.com

42,950 SF | FOR LEASE OR SALE FREESTANDING RETAIL AVAILABLE

PROPERTY OVERVIEW

PROPERTY OVERVIEW:

- 42,950 SF Freestanding Retail Box
- 4.48 Acres
- 323 Parking Spaces
- 2007 Construction

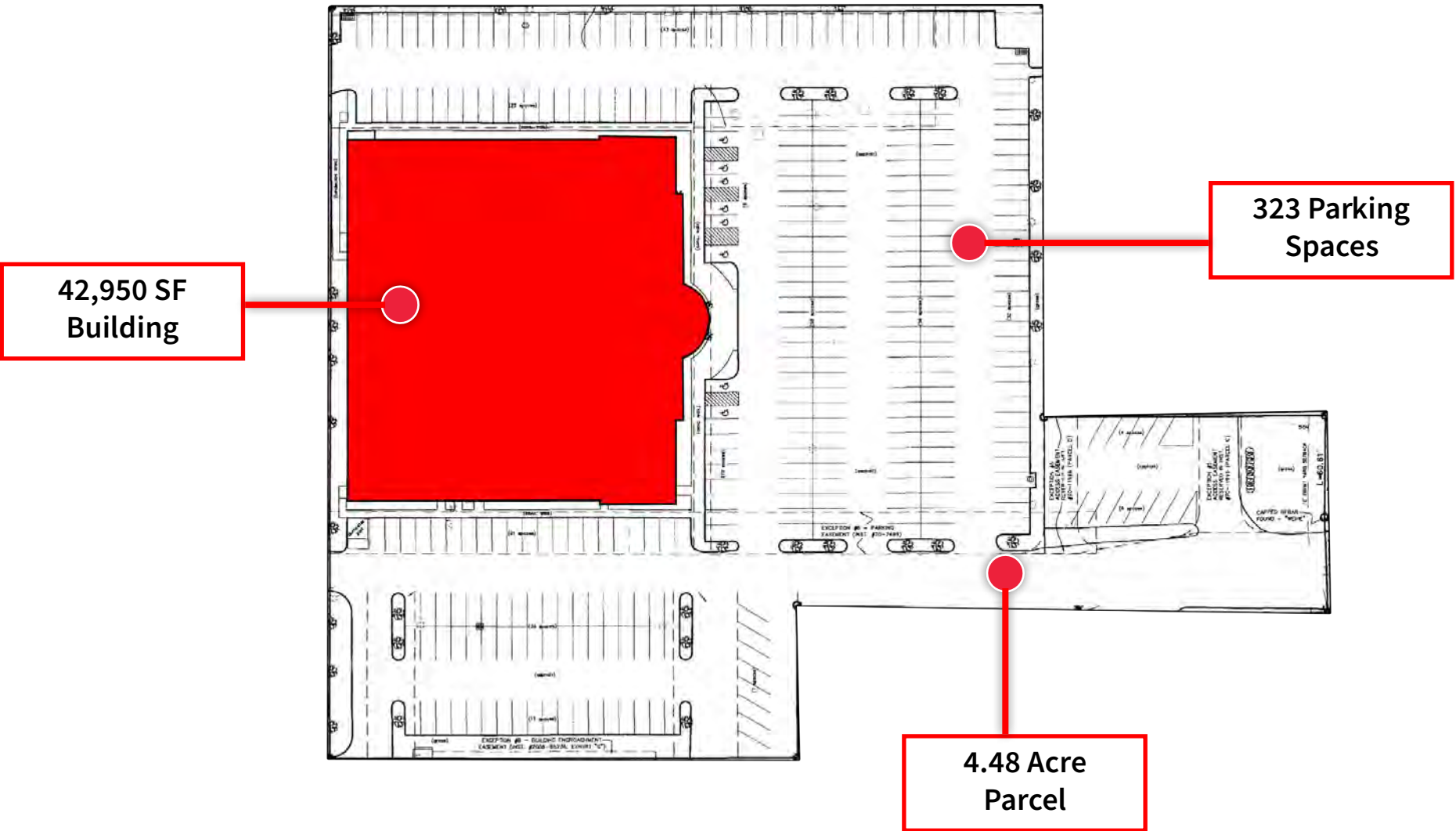
PROPERTY HIGHLIGHTS:

- Situated in the dynamic Glendale/Broad Ripple trade area
- Located at the southwest quadrant of Broad Ripple Avenue & Keystone Avenue, a combined 60,000+ cars per day
- Pylon signage available along Keystone Avenue
- Easily accessible to four separate access points along Keystone Avenue & Broad Ripple Avenue
- Shared signaled access with Glendale Town Center which includes Target, Lowe's, Ross Dress for Less, Landmark Theater, Five Below, Panera Bread, and more!
- Other nearby anchors include Wal-Mart, Kroger, Fresh Thyme Farmers Market, Meijer, and Aldi



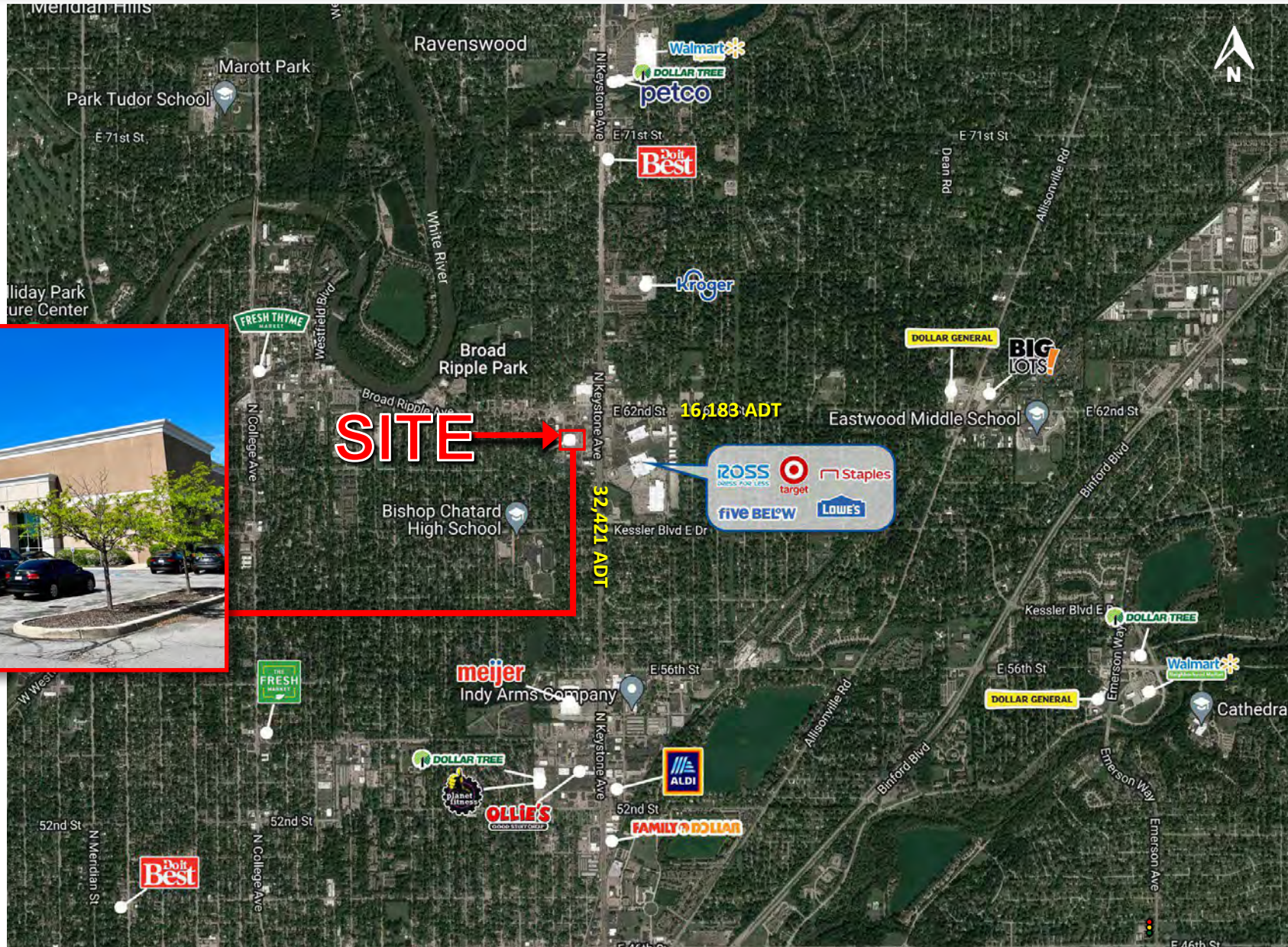
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**SITE
PLAN**



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MARKET
AERIAL



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TRADE AREA OVERVIEW



TRADE AREA DEMOGRAPHICS

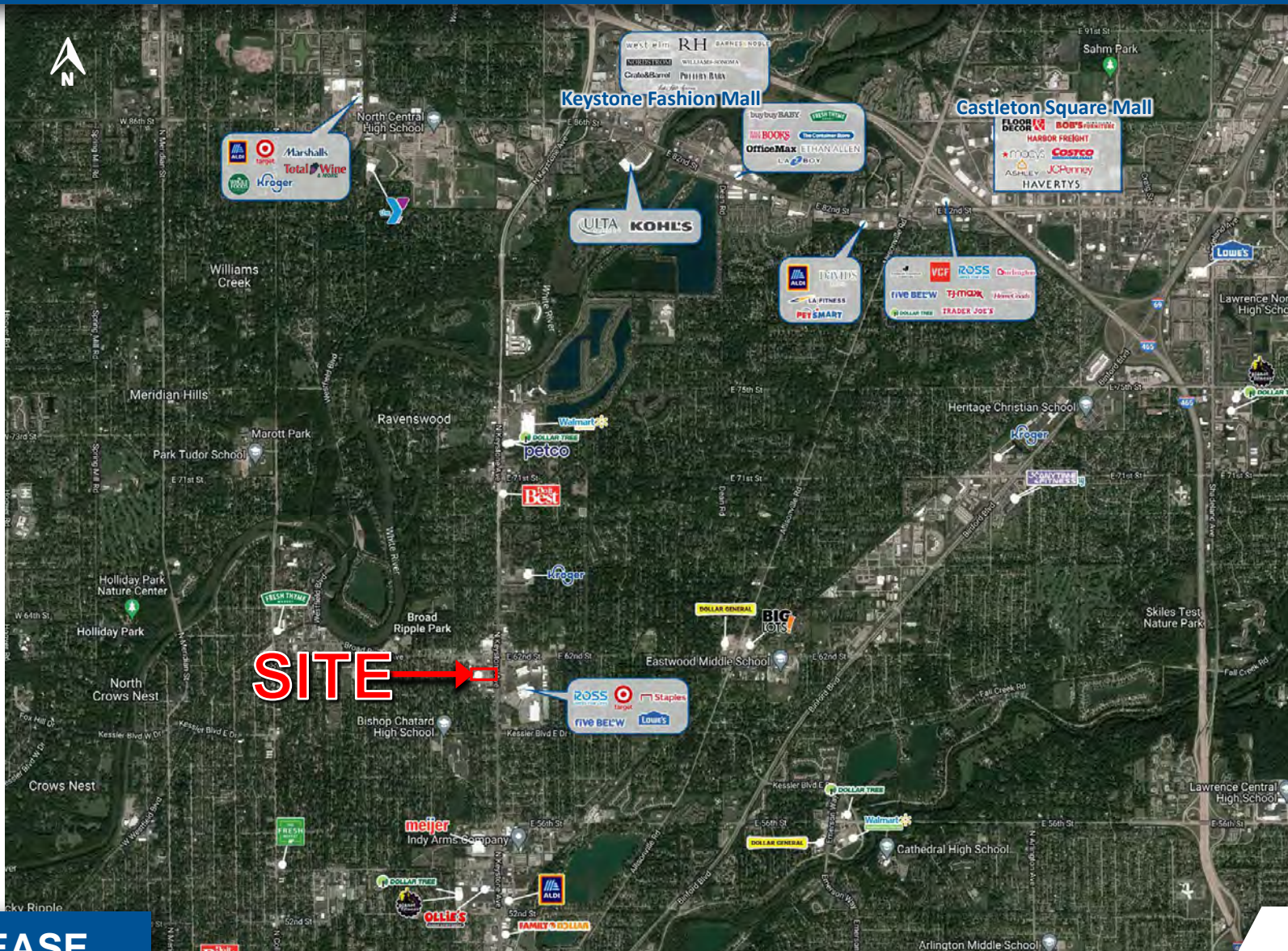
2021	
Population:	80,698
Households:	35,793
Median Age:	37.7
Average HH Income:	\$102,639
Median HH Income:	\$70,823
Bachelors Degree+:	61.5%

1,3,5 MILE RADIUS DEMOGRAPHICS

2021	 1 MILE	 3 MILE	 5 MILE
Population:	11,725	75,466	222,542
Households:	5,847	34,899	98,088
Avg. HH Income:	\$89,679	\$110,476	\$85,169
Daytime Population:	8,282	53,151	201,555

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