

# +/- 18,323 SF SUBLEASE OPPORTUNITY

## 38TH STREET & EAGLE CREEK PKWY

VERITAS  
REALTY



AVAILABLE

OPENED  
SEPTEMBER  
2022

VASA  
FITNESS

SUBLEASE

6965 W 38th Street, Indianapolis, IN 46254

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www.VeritasRealty.com

+/- 18,323 SF | FOR SUBLEASE

# 38TH STREET & EAGLE CREEK PKWY

PROPERTY  
OVERVIEW

## AVAILABILITY:

- 18,323 SF
- Large Parking Field

## PROPERTY HIGHLIGHTS:

- Join Vasa Fitness & Target at 38th St. and Eagle Creek Pkwy
- +/- 18,323 SF long term sublease opportunity
- Located at the I-465 & 38th Street interchange
- High traffic counts surrounding the property
- Densely populated trade area with 96,905 people within 3 miles of the site



## DEMOGRAPHICS



1 MILE



3 MILE



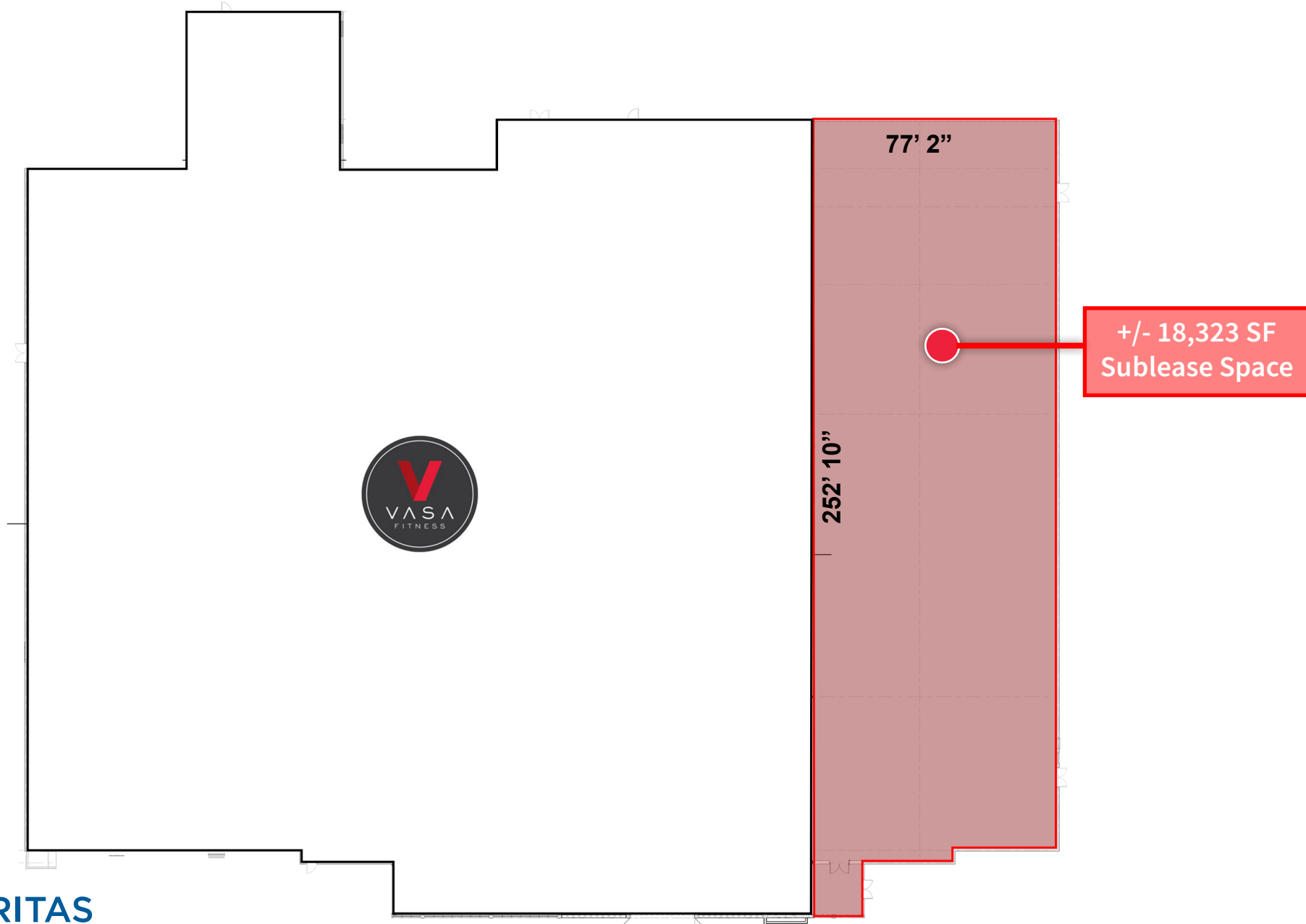
5 MILE

Population:	17,861	96,905	212,380
Average HH Income:	\$59,618	\$70,142	\$75,749
Households:	7,814	39,493	83,662

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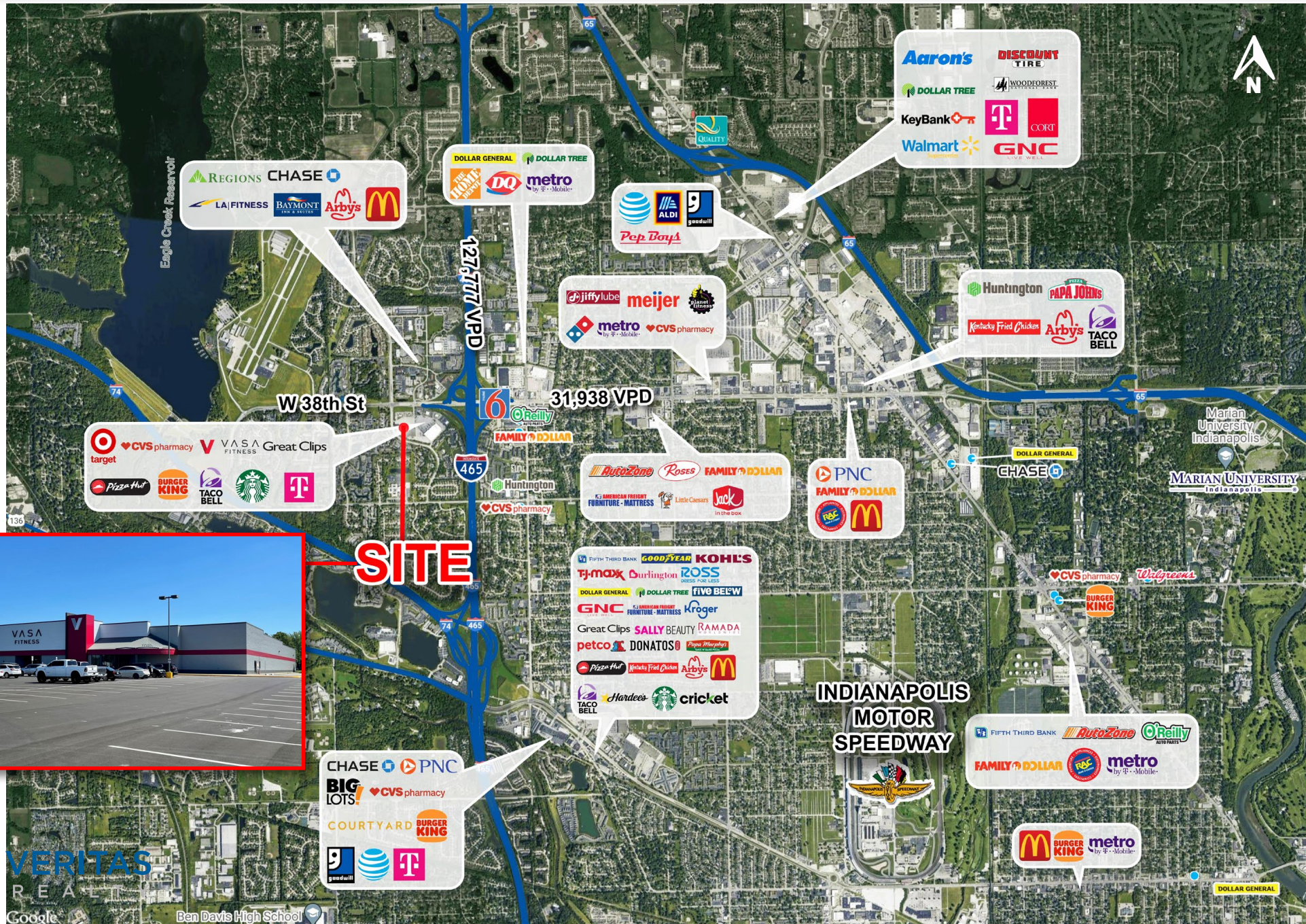
SITE  
PLAN



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# 38TH STREET & EAGLE CREEK PKWY

MARKET  
AERIAL



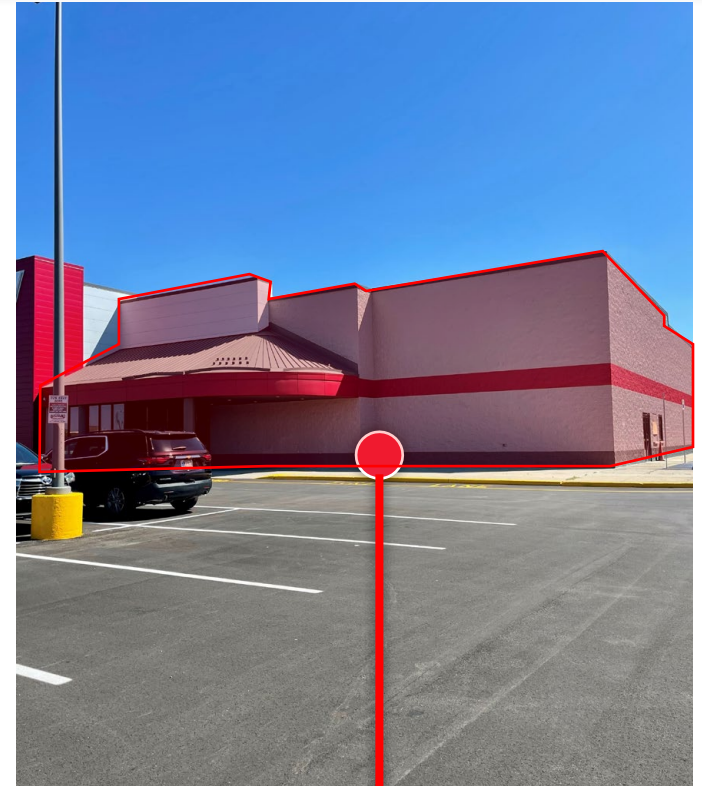
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# 38TH STREET & EAGLE CREEK PKWY

PROPERTY  
PHOTOS



+/- 18,323 SF  
Sublease Space



+/- 18,323 SF  
Sublease Space



## SUBLEASE

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