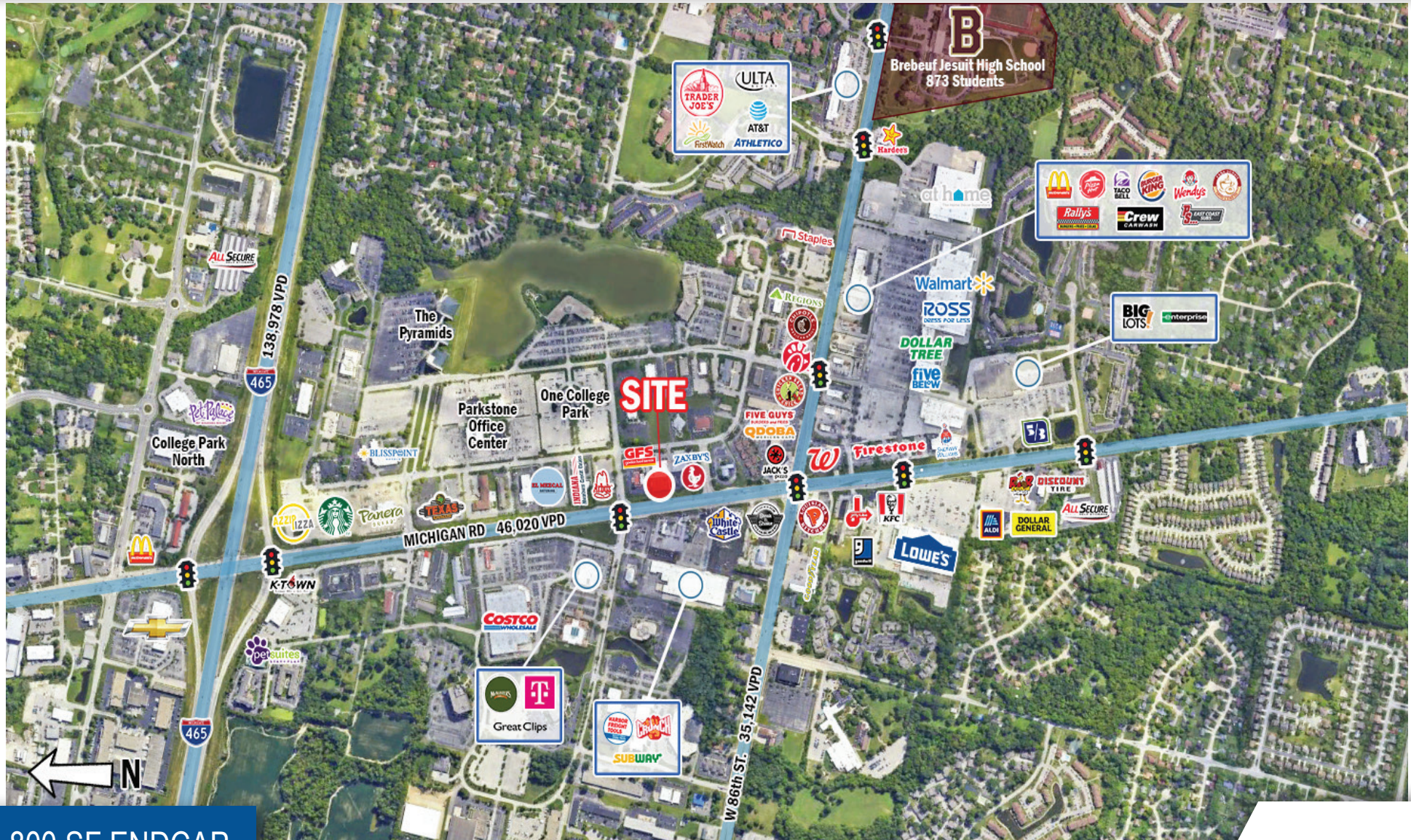


COLLEGE PARK CENTER

13,800 SF Endcap for Lease

FOR
LEASE



13,800 SF ENDCAP
for LEASE

3622 Bethany Rd., Indianapolis, IN 46268

CONTACT: **Seth Biggerstaff**
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Camden Chadd
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13,800 SF Endcap for Lease

COLLEGE PARK CENTER

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

- 13,800 SF Endcap
- Access to pylon sign

PROPERTY HIGHLIGHTS:

- Highly visible shopping center with Zaxbys and Gordon Food Service
- Across the street from Costco, newer Crunch Fitness and Harbor Freight
- Access to a stoplight and a second full-access point on Michigan Road (46,020 VPD)
- Stoplight access to West 86th Street with 35,142 VPD via Ring Road
- Just south of I-465 (138,978 VPD)
- Strong daytime office population with College Park & Park 100
- Dynamic trade area with Trader Joe's, Wal-Mart, Target, Kroger, Lowe's, and others nearby

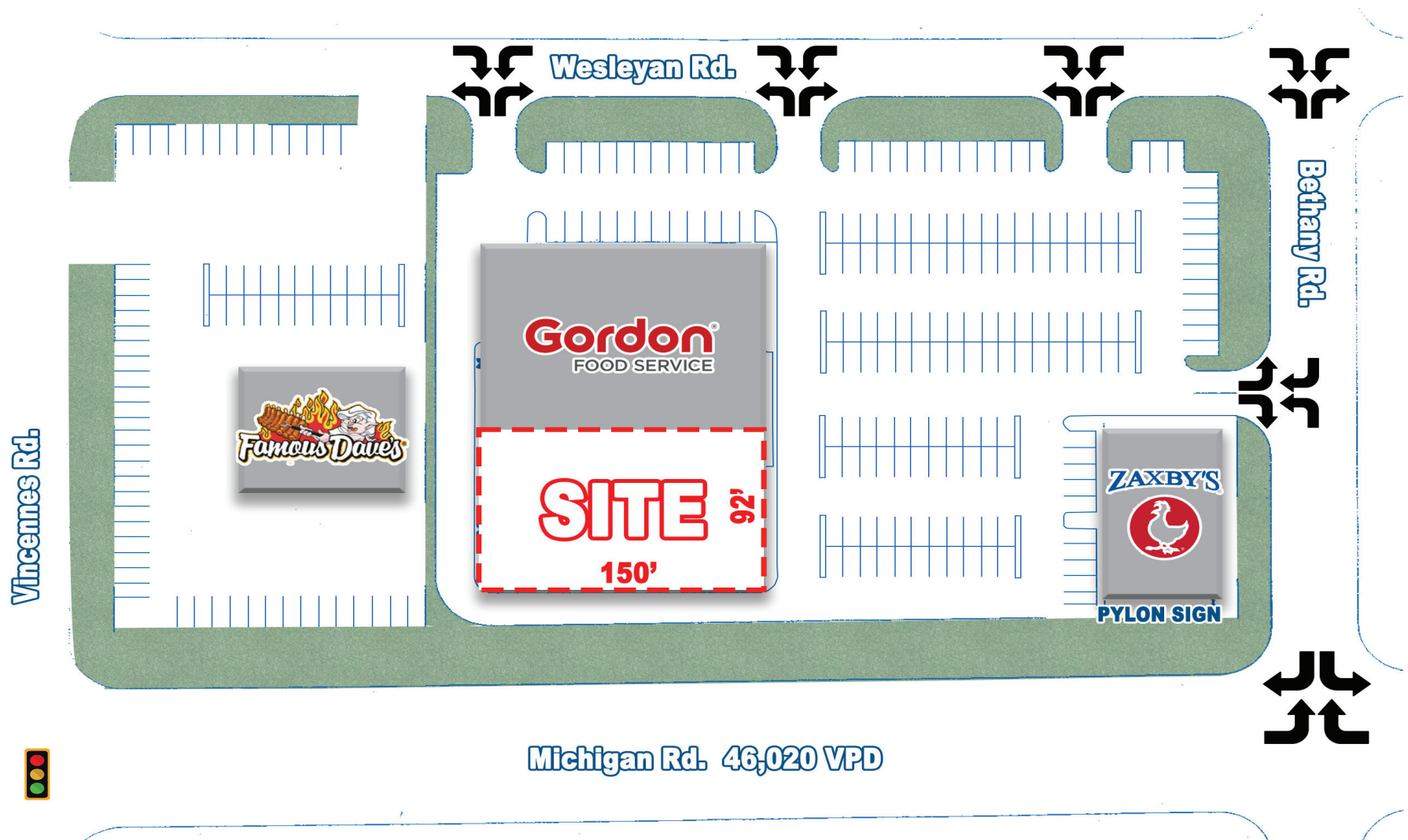


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	5,968	55,364	144,460
Households:	3,263	24,299	61,016
Daytime Pop:	14,301	78,001	172,177
Avg. HH Income:	\$83,445	\$115,455	\$145,185

13,800 SF Endcap for Lease

COLLEGE PARK CENTER

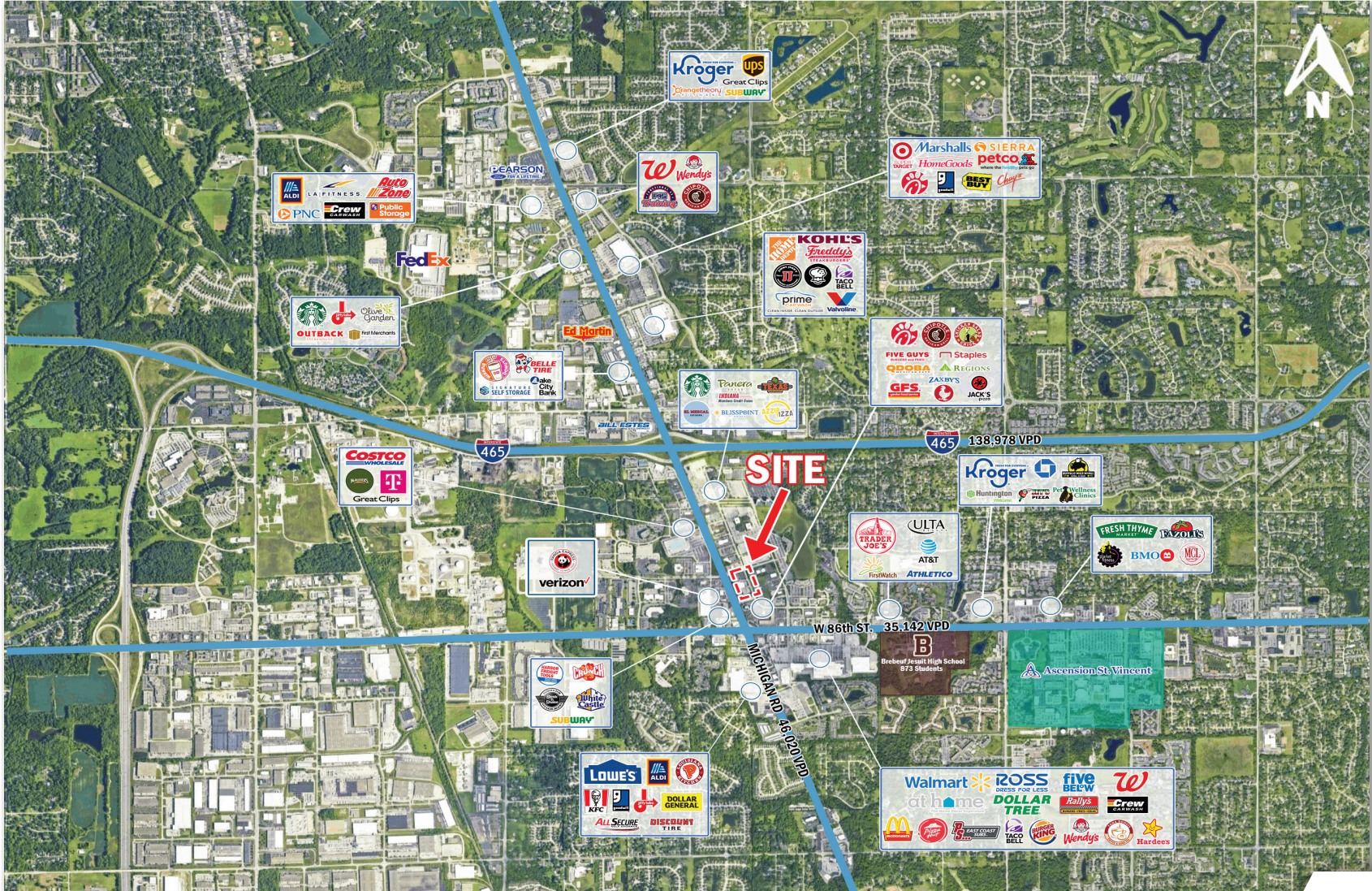
SITE
PLAN



13,800 SF Endcap for Lease

COLLEGE PARK CENTER

MARKET
AERIAL



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.

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CHAINLINKS
RETAIL ADVISORS

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13,800 SF Endcap for Lease

COLLEGE PARK CENTER

CENTER
PHOTOS



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