# BINFORD SHOPPES (KROGER)

## 1,851 SF Available for Lease

VERITAS REALTY




**FOR LEASE**

**5868 E. 71st St., Indianapolis, IN 46220**


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**PROPERTY OVERVIEW**

## PROPERTY HIGHLIGHTS:

- 1,851 SF available for lease
- Anchored by Kroger; only grocery within few mile radius
- Strong daily needs shopping center
- Close proximity to major office parks & medical centers
- Access points to Binford Blvd, 71st St., and Graham Road
- Excellent visibility and exposure to stoplight intersection of Binford & 71st
- Located just south of the I-465, I-69, Binford Blvd intersection ($435m infrastructure project completed in 2026)




| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Population | 8,378 | 64,004 | 193,536 |
| Average HH Income | $149,738 | $116,193 | $112,282 |
| Avg. Daytime Pop. | 10,841 | 69,191 | 181,579 |

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**SITE PLAN**




| UNIT | TENANT | SF |
|---|---|---|
| A | SUBWAY | 2,130 SF |
| B | INDY SMOKE SHOP | 952 SF |
| C | HAPPY DRAGON CHINESE | 1,304 SF |
| D | GOLDEN'S FISH & CHICKEN | 1,375 SF |
| E | THE MAILING STATION | 1,410 SF |
| F | MANE STREET SALON | 1,410 SF |
| G | 21ST AMENDMENT LIQUOR STORE | 4,276 SF |
| K | COCO NAILS | 1,015 SF |
| L | AVAILABLE | 1,851 SF |
| M | INDY JEWELERS | 2,407 SF |
| P | LITTLE CAESAR'S PIZZA | 1,957 SF |
| Q | KEY BANK | 4,509 SF |
| Total GLA | | 24,596 SF |

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## MARKET AERIAL





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