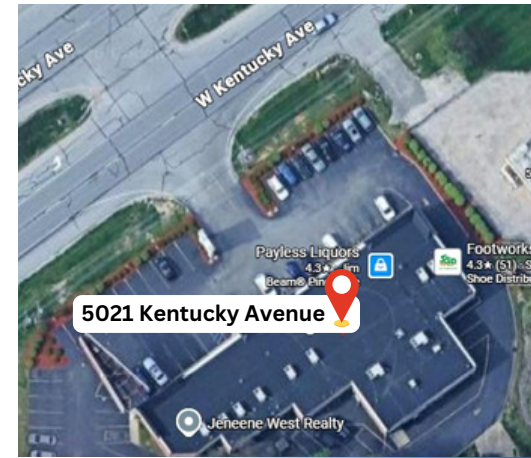
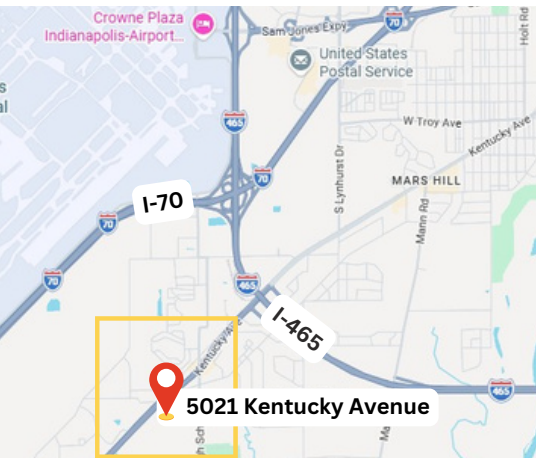


SUITE J - 2,055 SQ FT



ABOUT THE PROPERTY

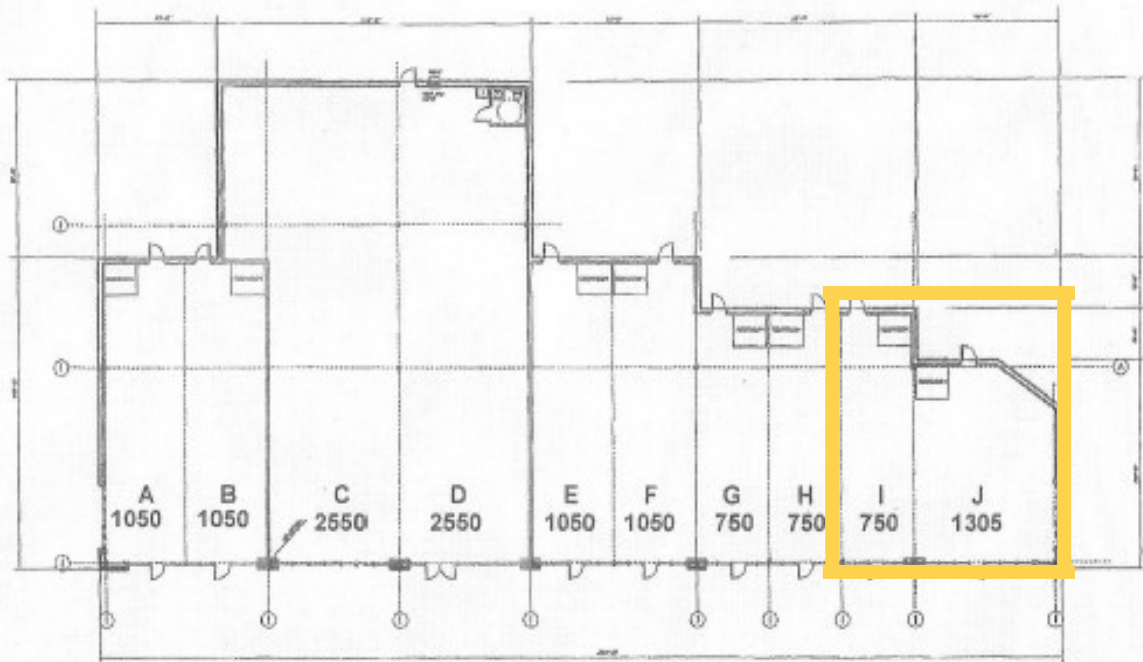
- Formerly built-out as real estate office
- Conveniently located on the SW corner of I-465
- Tenants Include: Payless Liquors, Footworks, French Nails, and Decatur Family Dentistry

OUR PROPERTY FEATURES

- Parking: +/- 52 Spaces
- Pylon Sign Available
- 2,055 SF - Office Space
- Lot Size: 0.50 Acres
- Retail / Medical / Restaurant / Office

DECATUR SHOPPES

5021 Kentucky Avenue, Indianapolis, IN 46221



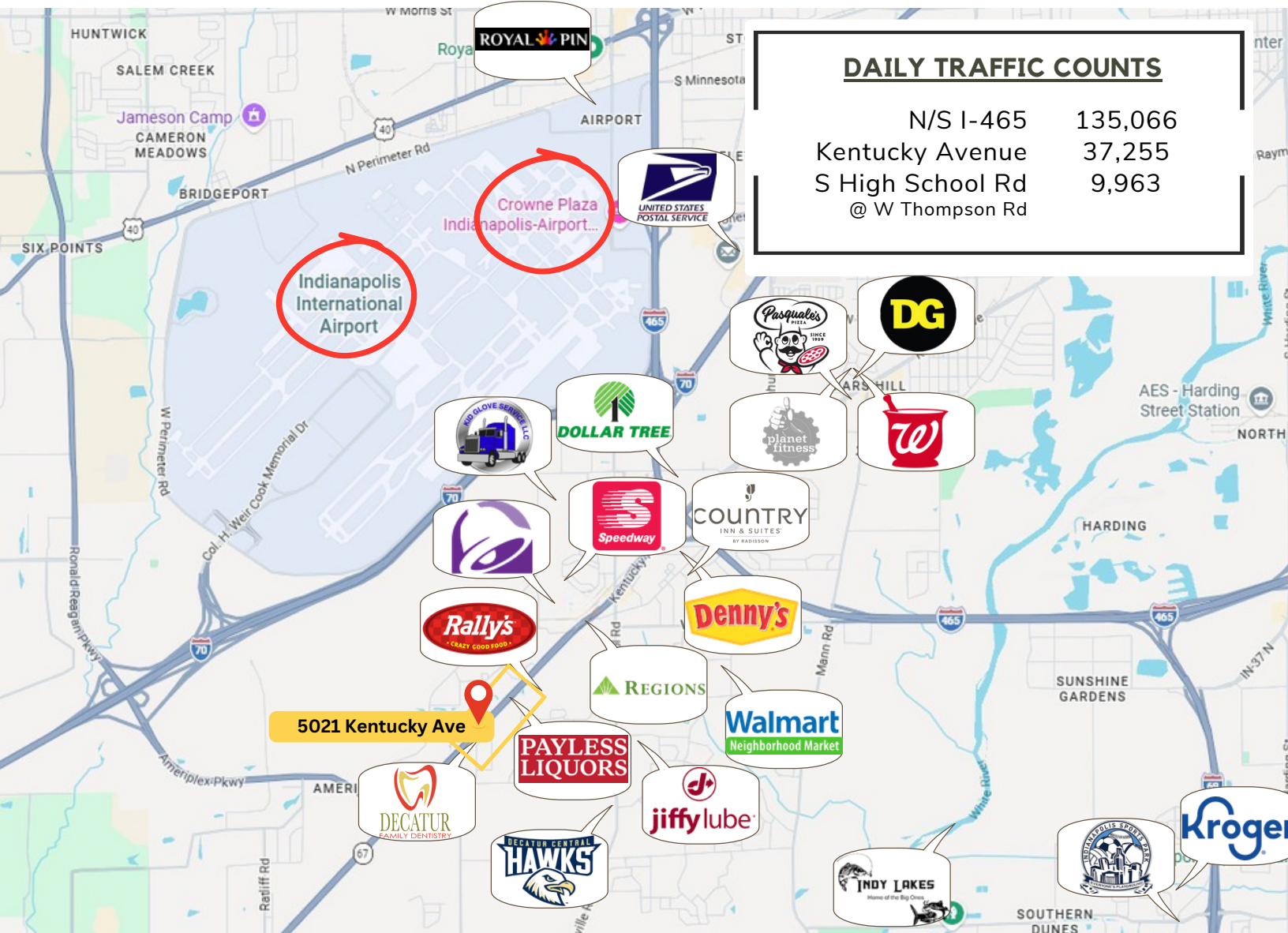
OFFERING SUMMARY:

Building Size: 12,855 SQ FT
Available SQ FT: 2,055 SQ FT
Lot Size: 0.50 AC
Constructed: 2008
Zoning: C-3

UNIT	TENANT	SQ FT
A	Footworks	1,050 sq ft
B	French Nails	1,050 sq ft
C/D	Payless Liquors	5,100 sq ft
E	Your CBD Store	1,050 sq ft
F/G	Decatur Family Dentistry	2,550 sq ft
I/J	Available	2,055 sq ft

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DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	6,547	29,677	85,644
HOUSEHOLDS	2,323	10,735	31,033
average HH income	\$84,048	\$79,175	\$83,369
average AGE	34.9	36	35.9



DECATUR SHOPPES

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