



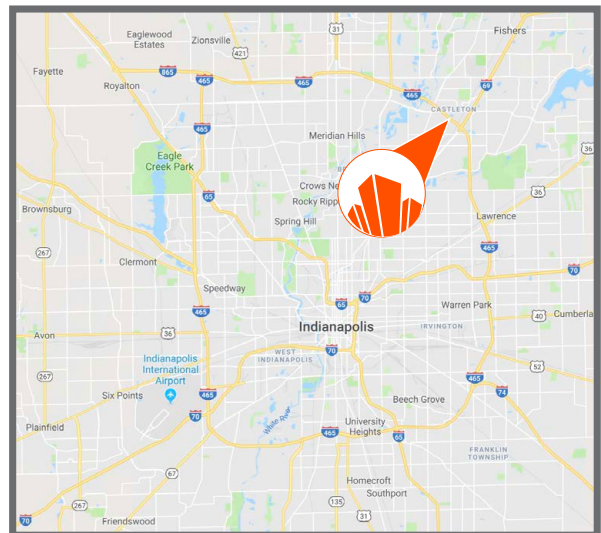
Castleton Crossing

5458 East 82nd St | Indianapolis, IN 46250

FOR SUBLEASE RETAIL SPACE 7,500 SF±

LEASE RATE: \$26.95 SF NNN

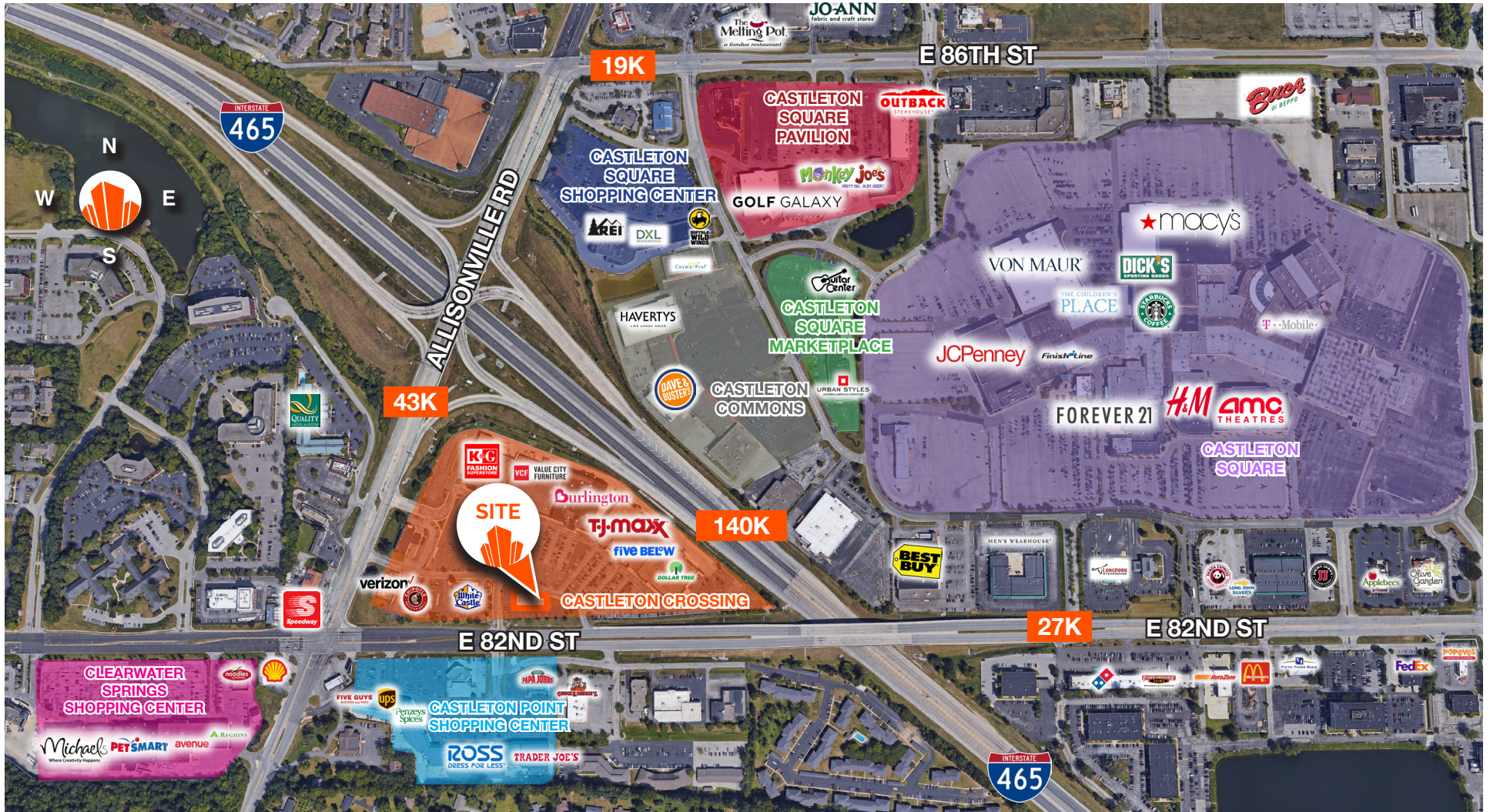
- Co-Tenants include TJ Maxx, Burlington, Value City Furniture, Verizon, Five Below, etc.
- Located in the Castleton retail corridor 13 miles from Downtown Indianapolis
- Castleton retail corridor includes national tenants: Trader Joes, Dave & Busters, REI, etc.
- Located less than ½ mile from I-465 (140K ADT)



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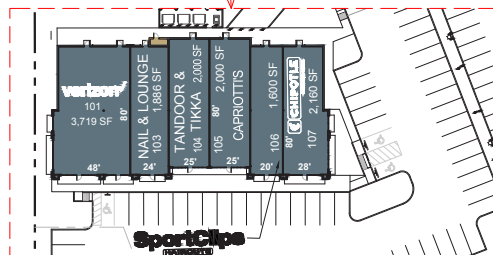




SITE PLAN



SITE PLAN
Scale 1"=80'



DEMOGRAPHICS

5458 E 82ND ST INDIANAPOLIS, IN 46250		3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	2018 ESTIMATED POPULATION	58,266	173,615	751,448
	2023 PROJECTED POPULATION	60,189	181,564	799,039
	2010 CENSUS POPULATION	54,396	161,184	675,807
	2000 CENSUS POPULATION	53,570	157,553	601,420
	PROJECTED ANNUAL GROWTH 2018 TO 2023	0.7%	0.9%	1.3%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	0.5%	0.6%	1.4%
	2018 MEDIAN AGE	37.4	38.7	35.9
HOUSEHOLDS	2018 ESTIMATED HOUSEHOLDS	28,500	80,216	312,913
	2023 PROJECTED HOUSEHOLDS	29,078	83,096	329,673
	2010 CENSUS HOUSEHOLDS	25,620	71,867	272,311
	2000 CENSUS HOUSEHOLDS	24,362	68,095	243,355
	PROJECTED ANNUAL GROWTH 2018 TO 2023	0.4%	0.7%	1.1%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	0.9%	1.0%	1.6%
RACE AND ETHNICITY	2018 ESTIMATED WHITE	72.6%	72.0%	61.8%
	2018 ESTIMATED BLACK OR AFRICAN AMERICAN	15.5%	17.2%	27.1%
	2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	4.9%	5.5%	4.5%
	2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.2%	0.2%	0.3%
	2018 ESTIMATED OTHER RACES	6.8%	5.2%	6.4%
	2018 ESTIMATED HISPANIC	7.9%	6.2%	7.4%
INCOME	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$93,004	\$97,607	\$91,216
	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$71,063	\$78,281	\$73,903
	2018 ESTIMATED PER CAPITA INCOME	\$45,548	\$45,143	\$38,078
EDUCATION (AGE 25+)	2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.9%	1.9%	2.7%
	2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.2%	3.0%	5.7%
	2018 ESTIMATED HIGH SCHOOL GRADUATE	15.2%	15.7%	19.8%
	2018 ESTIMATED SOME COLLEGE	17.4%	17.7%	18.5%
	2018 ESTIMATED ASSOCIATES DEGREE ONLY	6.5%	6.6%	7.1%
	2018 ESTIMATED BACHELORS DEGREE ONLY	35.9%	34.6%	29.1%
	2018 ESTIMATED GRADUATE DEGREE	20.8%	20.5%	17.0%
BUSINESS	2018 ESTIMATED TOTAL BUSINESSES	5,509	11,923	32,045
	2018 ESTIMATED TOTAL EMPLOYEES	77,203	142,941	444,008
	2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	14.0	12.0	13.9
	2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	10.6	14.6	23.4

