



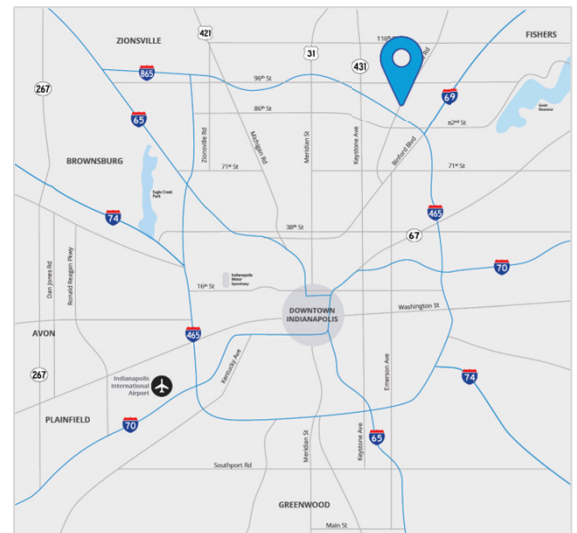
For Lease

Precedent Shops

3855 E 96th Street Indianapolis, IN 46240

Property Highlights

- ± 2,407 SF move-in ready suite available
- Join Naked Tchopstix, Wax Indy, MEI Fitness, Bikram Hot Yoga, Infinity Nails, PIP Printing and Subway Restaurant
- Located within the 1,000,000 SF Lakefront at Keystone Office Park
- Adjacent to the new dual-branded, ± 180-room Residence Inn and Springhill Suites by Marriott Development
- Pylon signage available along 96th Street
- Strong daytime population
- Adjacent to the I-465 and Keystone Avenue Interchange
- Traffic count on 96th Street: 31,216 vehicles per day



Stephen Daum

+1 317 713 2144

stephen.daum@colliers.com

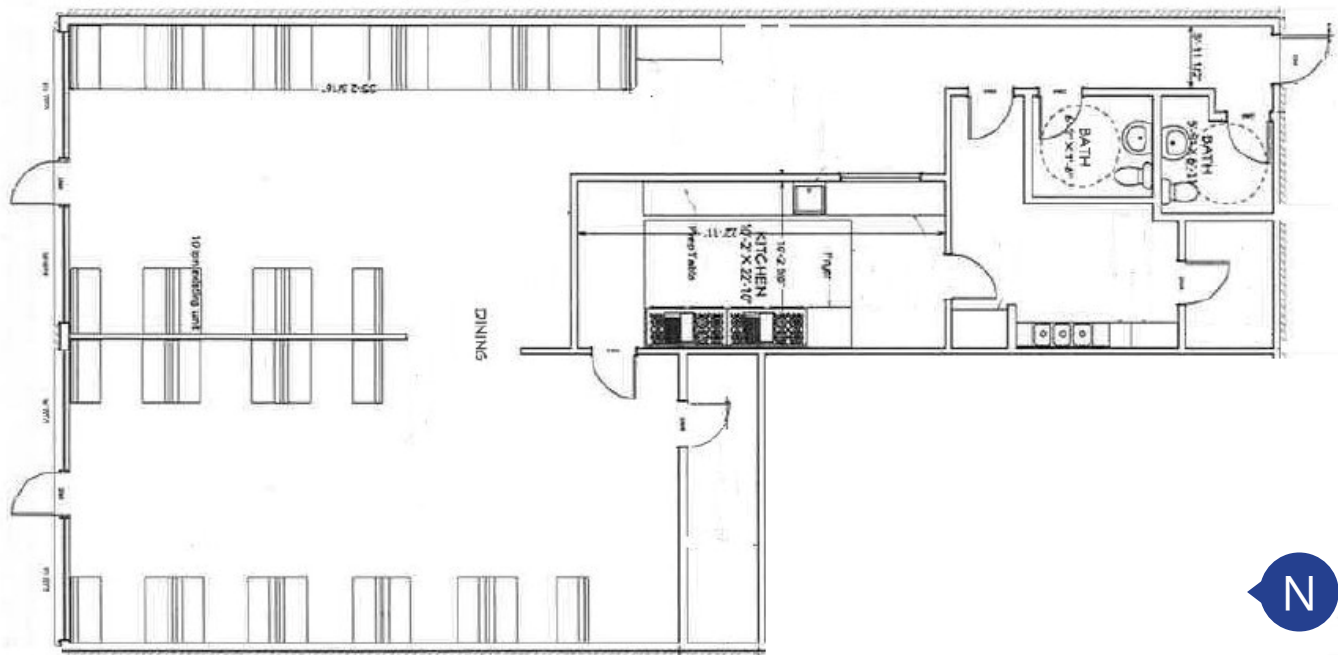
Property Overview & Photos



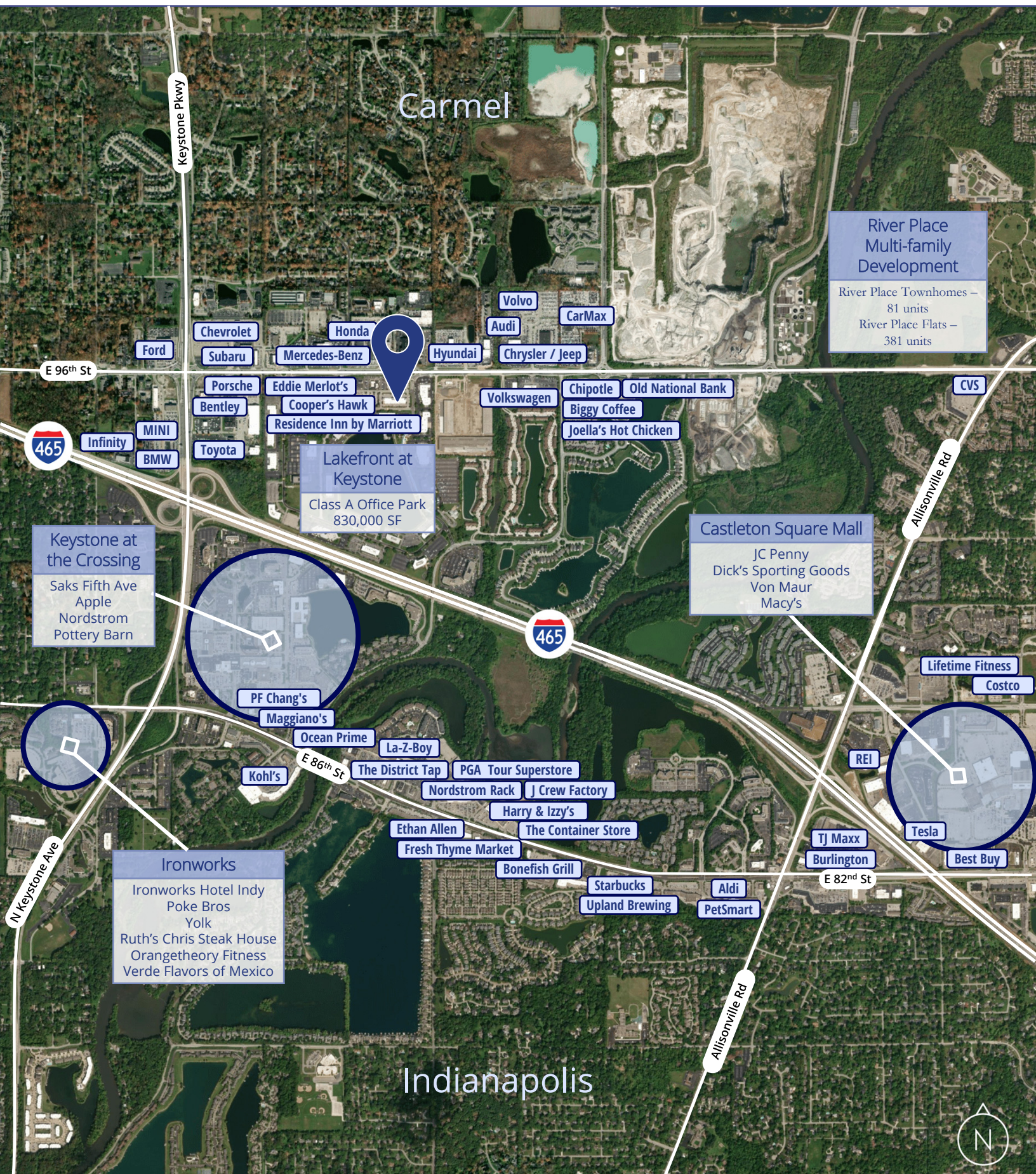
Property Information

Building Size	29,332 SF
Zoned	CS
Available Suite	Unit F/G: $\pm$ 2,407 SF
Current Tenants	Naked Tchopstix Wax Indy MEI Fitness Bikram Hot Yoga Infinity Nails PIP Printing Subway Arc Point Labs

Floorplan: Unit F/G: $\pm$ 2,407 SF



Map Location



Site Plan & Demographics



Demographics

	1 Mile	3 Mile	5 Mile
Population 2023	5,040	58,907	176,355
Daytime Population 2023	20,361	94,635	265,941
Population Projected 2028	5,083	59,665	181,647
Average HH Income 2023	\$113,974	\$116,474	\$128,092
Total Households 2023	2,573	28,176	80,314
Households Project 2028	2,610	28,721	83,368

Average Daily Traffic

96th Street	31,216 cars/day
Keystone Avenue	74,541 cars/day