

Northbrook

86th Street & Ditch Road, Indianapolis, IN 46260



FOR LEASE or FOR SALE

TRAFFIC COUNTS

86th Street - 44,406 ADT
Ditch Road - 17,173 ADT

- 1,400 / 2,600 SF Available
- Outlot available .86 AC - Zoned C-4
- Outlot available 1.03 AC - Zoned C-1
- Perfect Fast Food / Fast Casual outlots available
- Very dense, mature neighborhood market
- Very high daytime population and traffic counts

CONTACT

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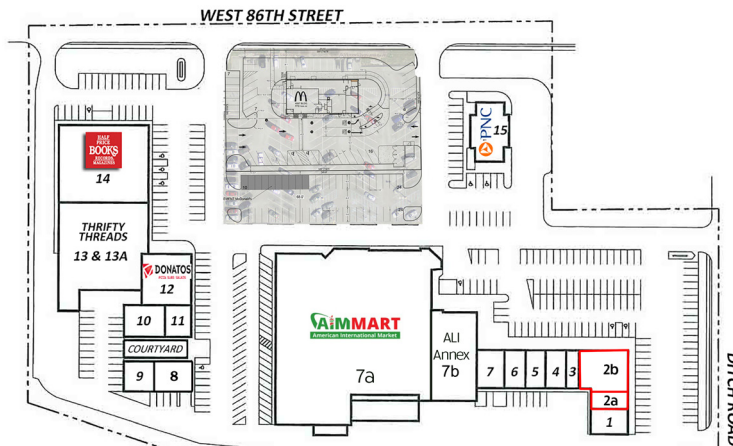
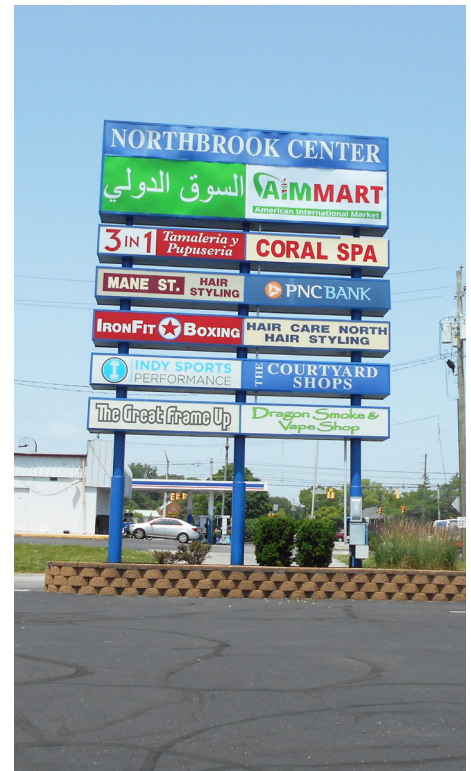
Jason Fried
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MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	12,441	\$76,327	5,793	39,024
3 Mile	71,801	\$89,228	32,621	82,148
5 Mile	167,323	\$101,713	75,593	195,028

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Suite	Tenant Name	SF
1	Great Frame Up	1,600
2a	Available	1,400
2b	Available	2,600
3	3N1 Restaurant	1,768
4	Dragon Smoke & Vape Shop	1,900
5	Mane Street Hair	1,500
6	Hair Care North	720
7	Q Green Spa	1,765
7a	AIM Mart Int'l Market	38,643
7b	ALI Annex	7,000
8	Chef Jeff / P. Parnell	1,992
9	Gems All Stars	1,791
10	Assistance League of IN	2,510
11	Indy Sports Performance	1,250
12	Donatos	5,040
13&13a	Thrifty Threads	14,000
14	Half Price Books	11,600
15	PNC Bank	3,351
16	AVAILABLE OUTLOT	+/- .86 Ac
17	AVAILABLE OUTLOT	+/- 1.03 Ac

