

College Park Crossing
3850 Depauw Blvd., Indianapolis, IN 46268

RETAIL SPACE
FOR LEASE



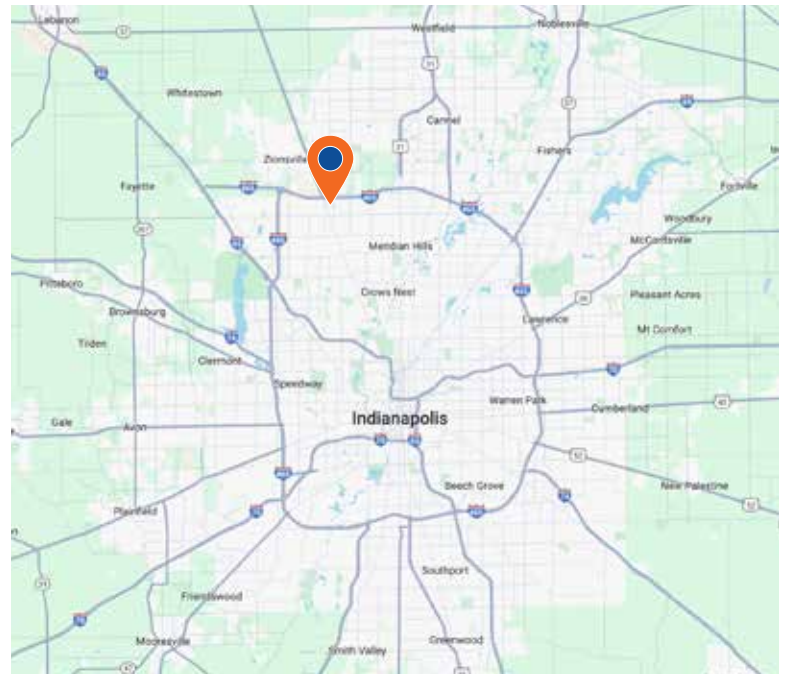
2,730 SF
AVAILABLE
NOW

- ▶ HIGH DRIVE-BY TRAFFIC
- ▶ WALKING DISTANCE TO MANY LOCAL OFFICE COMPLEXES
- ▶ NEXT TO NW SECTION OF I-465 AND INDIANAPOLIS PYRAMIDS
- ▶ CLOSE TO POPULAR SPOTS



PROPERTY HIGHLIGHTS

- ▶ Remaining 2,730 sf endcap suite within newly built retail center in College Park
- ▶ High visibility location at intersection of Depauw Blvd and Michigan Road
- ▶ Over 50,000 vehicles per day travel in front of this property along Michigan Road with access to and from I-465
- ▶ Nearby retailers include Costco, Target, Lowe's, Trader Joe's, Walmart and over 50 restaurants

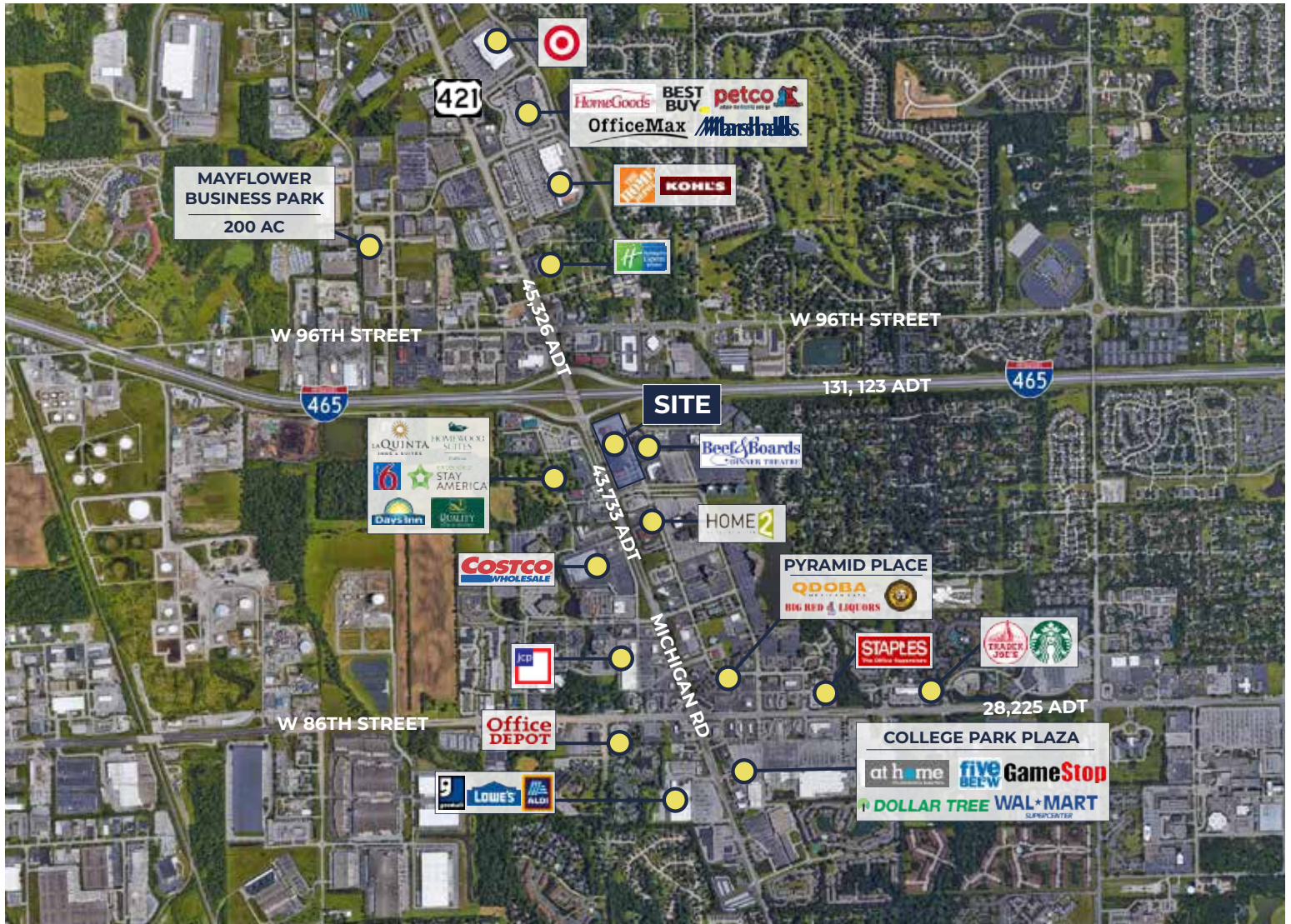





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DEMOGRAPHICS 2023 SNAPHOT	 1 MILE	 3 MILE	 5 MILE
TOTAL POPULATION	3,399	50,254	144,002
DAYTIME POPULATION	14,301	65,646	166,950
HOUSEHOLDS	1,678	21,998	57,833
AVERAGE HOUSEHOLD INCOME	\$67,196	\$64,469	\$75,649
MEDIAN HOUSEHOLD INCOME	\$91,070	\$95,064	\$107,496



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MICHIGAN ROAD

WESTEVAN ROAD



DEPAUW BOULEVARD



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BUILDING 1: Panera, VCA Animal Hospitals | 2,730 sq ft available in this building



BUILDING 2: Starbucks



BUILDING 3: Cousin's Subs, Sakanaya Sushi, Azzip Pizza, City Bird Tenders



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