

# Five Points

7010 Five Points Road, Indianapolis, IN 46259

RETAIL SPACE  
FOR LEASE



## PROPERTY DESCRIPTION:

- ▶ New retail center under construction located near the I-65/Southport Road corridor, set to be completed in the spring of 2024.
- ▶ To be anchored by Ace Hardware Store with 15,000 sf of Jr. Anchor opportunities available.
- ▶ The site is situated in a highly trafficked area with 33,069 vehicles passing through each day.
- ▶ The corridor is home to several major retailers including Meijer, Home Depot, Target, Kohl's, Aldi, Kroger, and the Franciscan Health organization.
- ▶ Development is also integrated into a dense residential area, making it a prime location for businesses looking to tap into a large customer base.

## PROJECT DETAILS:

- ▶ Estimated Delivery: May 2024
- ▶ Suite Availability: 1,600+/- SF – 9,000 SF
- ▶ Rental Rate: \$25-\$30 NNN
- ▶ Estimated NNN Charges: \$7.40 psf
- ▶ Tenant Improvement Allowance: Negotiable
- ▶ Delivery Condition: Landlord Cold Dark Shell

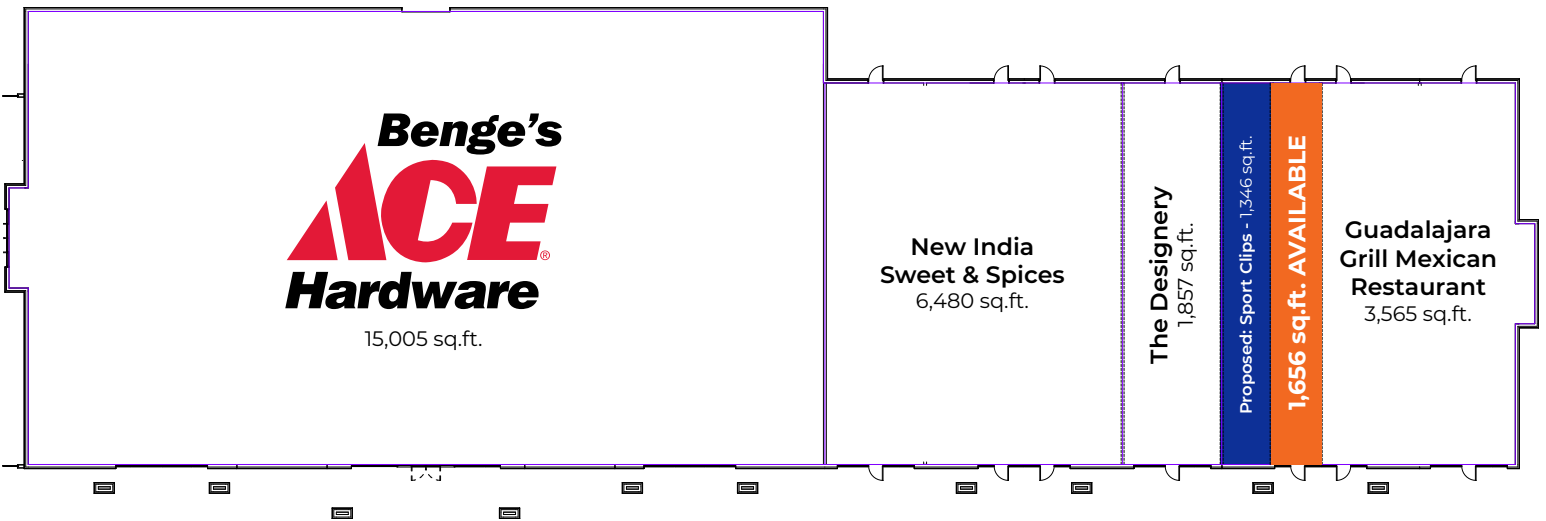
DEMOGRAPHICS 2023 SNAPSHOT	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	47,979	127,574	468,201
HOUSEHOLDS	18,778	52,500	201,973
AVERAGE HOUSEHOLD INCOME	\$91,991	\$71,958	\$66,954



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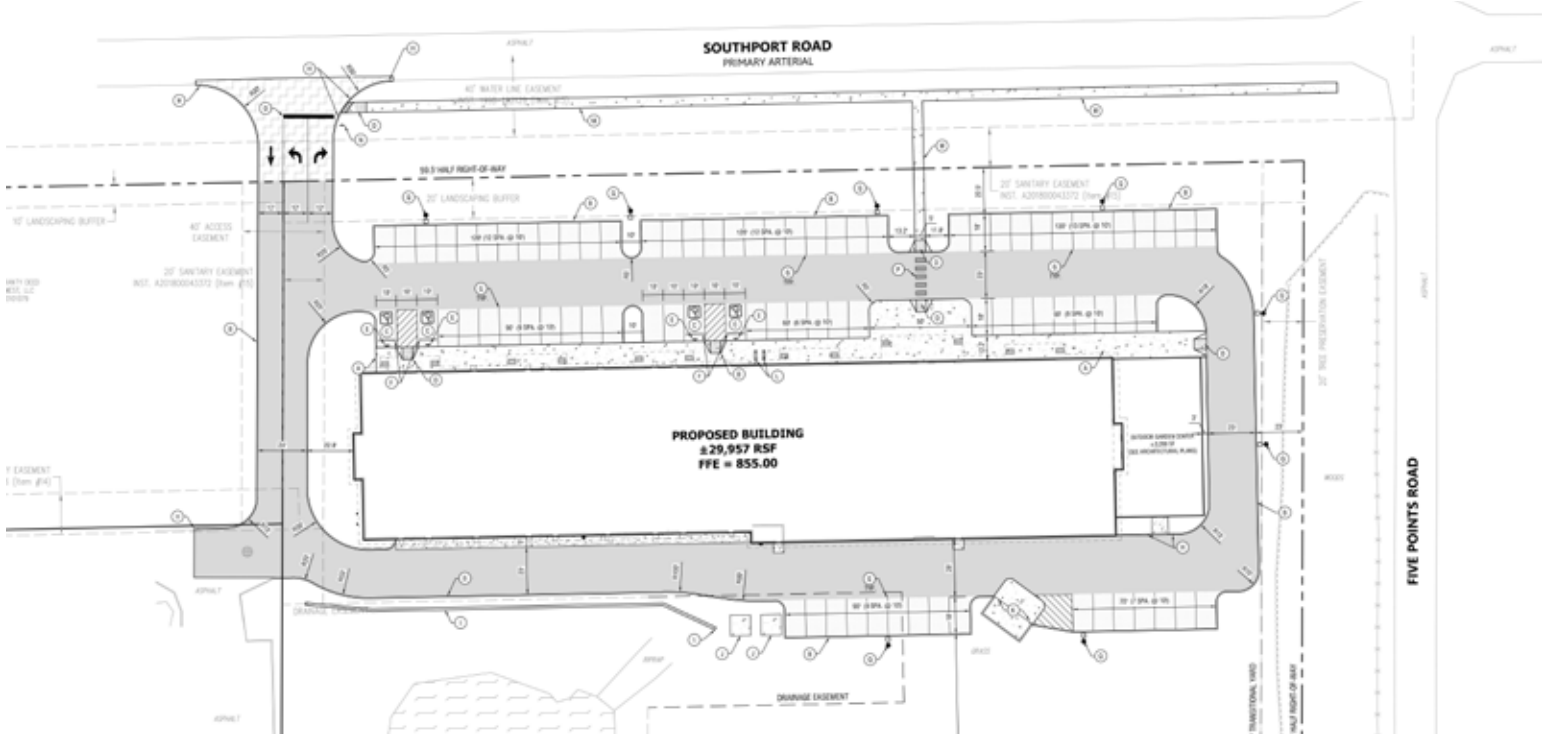


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