



## Prime West 38th Street Restaurant & Retail Space Available Frontage on - 38th St - Lafayette Rd - Georgetown Rd

### TRAFFIC COUNTS

38th Street - 59,000 ADT

Lafayette Road - 35,425 ADT

Georgetown Road - 26,500 ADT

- 1,000 sf available and 2,200 sf Restaurant Space available - can combine for 3,200 sf
- 19,260 sf can be made available / divisible
- 1,200 & 1,600 sf available
- Adjacent to the new Alamo Draffthouse Cinema
- Multiple points of entry with high visibility and access off of three major thoroughfares with over 120,000 cars per day
- Ideal International Marketplace location and co-tenancies
- Pylon and monument signage available

### CONTACT

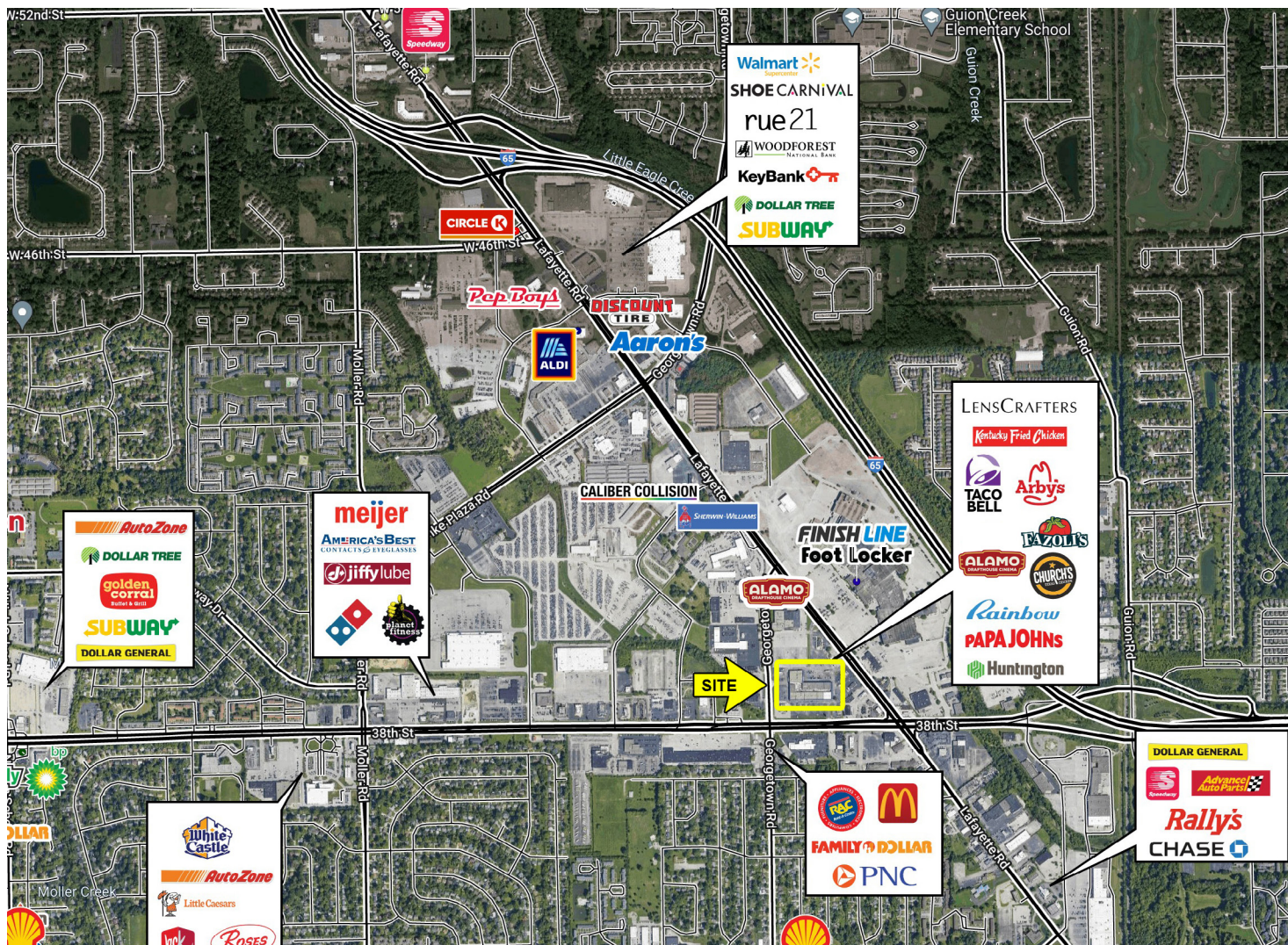
McCrea Property Group  
For More Information

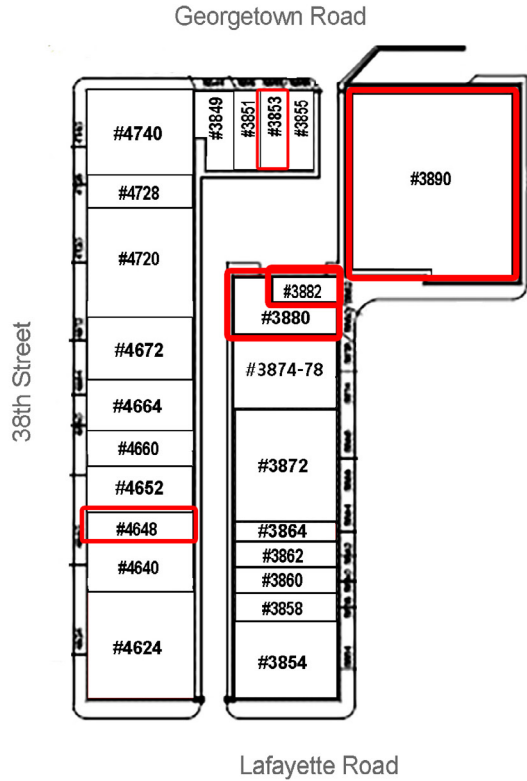
### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	11,735	\$74,461	4,130	3,959
3 Mile	103,492	\$71,797	42,401	28,991
5 Mile	246,683	\$85,293	100,192	115,365

# NORTHWEST marketplace

4620 West 38th Street, Indianapolis, IN 46254





UNIT	TENANT	SIZE
3854	Joyeria Rubi	4,800
3858	Partners Personnel	1,600
3860	Venus Salon	1,600
3862	Boutique/Spa	1,600
3864	Elite Nutrition	1,200
3872	Super Morelos	6,800
3874-78	La Hacienda	4,800
* 3880	Available/Restaurant	2,200
* 3882	Available	1,000
3890	Available / Can Divide	19,260
3849	Alex Nails	1,600
3851	Delicias Jalisco	1,200
3853	Available	1,200
3855	About Face Salon	1,200
4624	Mega Furniture/Rugs	7,200
4640	Money Saver Int'l Food Market	4,000
4648	Available	1,600
4652	Bestaff LLC	2,800
4660	KT Nail Supply	2,000
4664	KT Nail Supply	2,975
4672	A Taste of Dubai	3,425
4720	38th Buffet	6,400
4728	Style N Dial	1,600
4740	7 Days Dentist	4,800

\* Suites can be combined to total 3,200 sf

## Pylon Sign



## Monument Sign

