

# Clearwater Springs Shopping Center

East 82nd Street & Allisonville Road, Indianapolis, IN 46250



**\*New Ownership\***



## Major Refresh Coming Soon

- New Paint
- Brand New Roof
- Parking Lot Upgrades

### TRAFFIC COUNTS

East 82nd Street - 38,780 ADT

Allisonville Road - 48,100 ADT

### CONTACT

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## FOR LEASE

- 2,417 & 5,000 sf available
- 1,600 sf can be available
- Located between Keystone Crossing and Castleton Square Mall
- Strong traffic counts and strong daytime and evening demographics
- Anchored by PetSmart, Michael's and Aldi Grocery

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,834	\$93,648	3,676	10,133
3 Mile	60,961	\$90,887	29,813	92,863
5 Mile	176,991	\$98,449	82,373	161,033

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**E 82nd STREET AND ALLISONVILLE ROAD INDIANAPOLIS, IN**

**SITE PLAN**

Building	Unit	Store Name	Size
Future Pad	Available	1.6 AC Pad Site	
A	100	Ciao Bella Salon	2,800 SF
A	300	NJ Nails	1,400 SF
A	400	Yang's Foot Spa	1,400 SF
A	400	Merle Norman	1,400 SF
A	500-A	Truly Fragrances	1,400 SF
A	1000	El Toro Mexican Restaurant	8,400 SF
B		House Works	17,600 SF
C	100	SAS Comfort Shoes	2,250 SF
C	200	American Mattress	4,275 SF
C	400	Starbucks	2,475 SF
D	100	Upland Brew	6,270 SF
D	400	Mocce Day Spa	1,718 SF
D	500	Aspen Dental	3,670 SF
E	300	Zips Dry Cleaners	3,778 SF
E	400	Coldstone Creamery	1,200 SF
E	500	Cutco	1,200 SF
E	600	AT&T Wireless	2,400 SF
F	800	Wicabi on 82nd	3,500 SF
F	1000	Topical Smoothie Café	2,498 SF
F	1200	Available	2,412 SF
G	1400	Club Champion Golf	2,400 SF
G	1500	Can be available	1,600 SF
G	1600	Great Clips	1,600 SF
G	1700	Jersey Miles Subs	1,600 SF
H	1800	David's Bridal	9,690 SF
H	2000	Rally House	5,000 SF
I	2300	Lanter Eye Care	2,069 SF
I	2500	Another Broken Egg	3,957 SF
J	100	ALDI Grocery	22,075 SF
J	100	Haverty's Furniture	41,481 SF
K	200	PetSmart	26,172 SF
L	300	Michael's	24,197 SF
L	400	Prestige Beauty Institute	5,000 SF
M	500/600	Available	5,000 SF
M	700	Hetworx	2,000 SF
M	800	Regions Bank	4,100 SF
N	100	Athletico	2,720 SF
N	300	Noodles & Company	2,760 SF
<b>Total</b>			<b>239,484</b>

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Information deemed reliable, but not guaranteed. Subject to change without notice

Commercial Site Plan, LLC - 1/24/2019/AM



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