Clearwater Springs Shopping Center

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

MPG
McCREA PROPERTY GROUP

FOR LEASE

- 2,800 sf up to 42,925 sf available
- Located between Keystone Crossing and Castleton Square Mall
- Strong traffic counts and strong daytime and evening demographics
- Anchored by PetSmart and Michael's
- Excellent visibility from 82nd Street

TRAFFIC COUNTS

East 82nd Street - 38,780 ADT
Allisonville Road - 48,100 ADT

CONTACT

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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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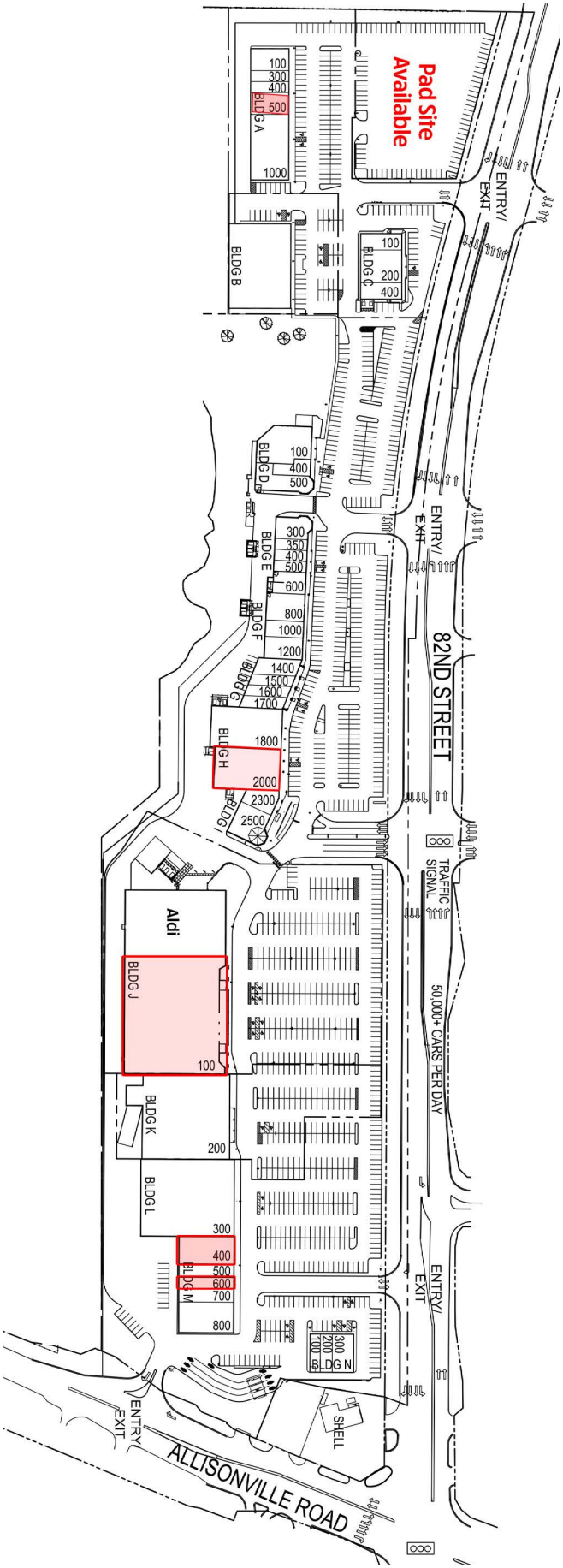
TENANT DIRECTORY - CLEARWATER SPRINGS

BUILDING	UNIT NO.	STORE NAME	SIZE (S.F.)
FUTURE PAD		AVAILABLE	1.6 AC Pad Site
BUILDING A	100	CIAO BELLA SALON	2,800 SF
	300	NJ NAILS	1,400 SF
	400	YANG'S FOOT SPA	1,400 SF
	500	AVAILABLE	2,800 SF
	1000	CATELLO'S MOZZARELLA BAR	8,400 SF
BUILDING B		HOUSE WORKS	17,600 SF
BUILDING C	100	SAS COMFORT SHOES	2,250 SF
	200	AMERICAN MATTRESS	4,275 SF
	400	STARBUCKS COFFEE	2,475 SF
BUILDING D	100	MACKENZIE RIVER PIZZA CO.	6,270 SF
	400	MOCEE DAY SPA	1,718 SF
	500	ASPEN DENTAL	3,670 SF
BUILDING E	300	ZIPS DRY CLEANERS	3,778 SF
	400	COLDSTONE CREAMERY	1,200 SF
	500	CUTCO	1,200 SF
	600	AT & T WIRELESS	2,400 SF
BUILDING F	800	WASABI ON 82ND	3,500 SF
	1000	QDOBA MEXICAN GRILL	2,490 SF
	1200	SUN TAN CITY	2,417 SF
BUILDING G	1400	CLUB CHAMPION GOLF	2,400 SF
	1500	MERLE NORMAN	1,600 SF
	1600	SALLY BEAUTY SUPPLY	1,600 SF
	1700	JERSEY MIKE'S SUBS	1,600 SF
BUILDING H	1800	DAVID'S BRIDAL	9,690 SF
	2000	AVAILABLE	9,000 SF
BUILDING I	2300	LANTER EYE CARE	2,069 SF
	2500	ANOTHER BROKEN EGG	3,957 SF
BUILDING J	100	ALDI grocery	22,075 SF
	100	AVAILABLE	42,925 SF
BUILDING K	200	PETSMART	26,172 SF
BUILDING L	300	MICHAEL'S CRAFTS	24,197 SF
BUILDING M	400	AVAILABLE	5,000 SF
	500	SCRUBS & BEYOND	5,000 SF
	600	AVAILABLE	2,000 SF
	800	REGIONS BANK	4,100 SF
BUILDING N	100	ATHLETICO	2,720 SF
	300	NOODLES & COMPANY	2,780 SF
		LEASING DATA	
TOTAL SQUARE FEET			248,767 SF
PARKING PROVIDED			1,162 PARKING SPACES
			4.67 PARKING SPACES/1000 SF



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