

# West 38th Street Plaza

3837 North High School Road, Indianapolis, IN 46254



## FOR LEASE

### TRAFFIC COUNTS

38th Street - 43,369 VPD

High School Road - 22,035 VPD

I-465 - 127,905 VPD

### CONTACT

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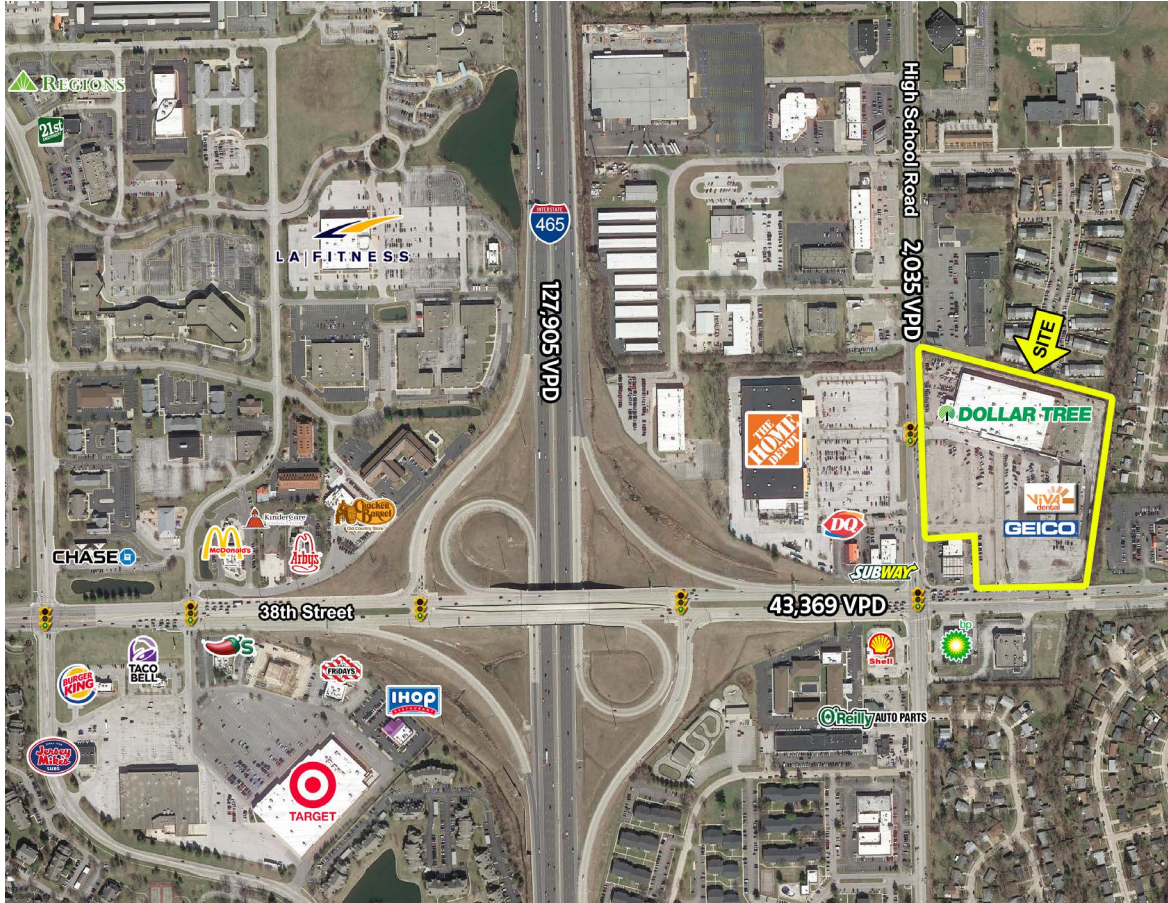
- **14,208 sf available - storage space with loading dock 18' clear height**
- **39,522 sf available**
- Multi-ethnic trade area
- High daily traffic counts & dense population
- Located directly across from Home Depot and easily accessible from I-465
- Outlot opportunity available

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	20,589	\$41,630	8,113	5,056
3 Mile	99,385	\$56,439	42,298	22,471
5 Mile	211,832	\$61,845	86,889	70,966

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Unit	Tenant	SF
A01	Auto Zone Mega Hub	34,956
A02	Available	39,522
A03	Dollar Tree	10,962
A4	Available	14,208
A5	Grocery	25,086
B4	Storage	2,000
B1-2	Available	4,080
B3	Pronto Insurance	2,000
B5	Indy Nutrition	1,600
B6	Chicken-Fish Hut	1,600
B7	Christ Salvation & Praises	1,600
B8	Roff Restaurants & Stores	4,000
B10	Mo's Barbers & Braids	1,200
B11	Shawn Cabbell, DDS	4,400

Total GLA 152,414

