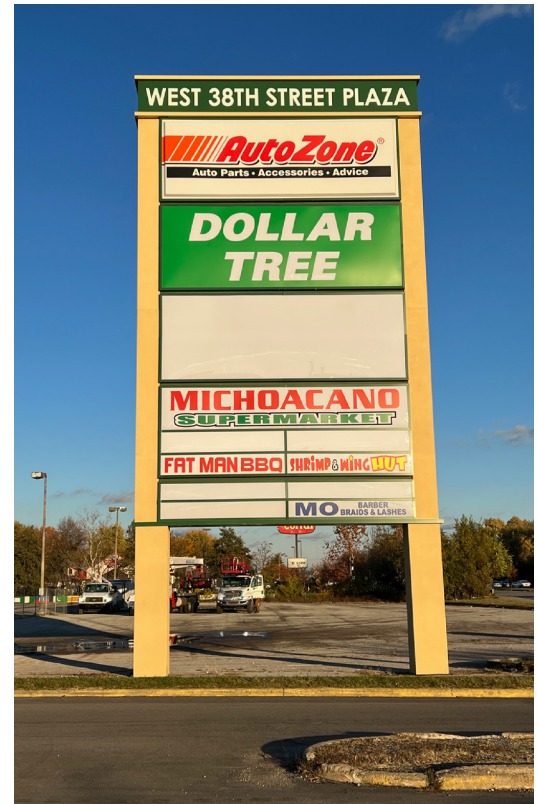


# West 38th Street Plaza

3837 North High School Road, Indianapolis, IN 46254



## RETAIL/WAREHOUSE/OFFICE FLEX SPACE AVAILABLE

### TRAFFIC COUNTS

38th Street - 43,369 VPD

High School Road - 22,035 VPD

I-465 - 127,905 VPD

- 4,000 sf former restaurant space available
- 39,478 sf available between AutoZone Mega Hub and Dollar Tree
- 14,208 sf available - storage space with loading dock 18' clear height
- Can combine for up to +/- 65,000 sf
- High daily traffic counts & dense population
- Located directly across from Home Depot and easily accessible from I-465
- Outlot opportunity available

### CONTACT

McCrea Property Group  
for more details

### 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
6250 A01	Auto Zone Mega Hub	
6250 A02	Available	39,478
6250	Dollar Tree	
6250 A3	Available	14,208
6250 A5	Grocery	
3837-1	Duncan Fireplace	
3837-3	Pronto Insurance	
3837-4	Fireplace Storage	
3837-5	Indy Nutrition	
3837-6	Chicken-Fish Hut	
3837-7	Fat Man's BBQ	
3837-8	Available	4,000
3837-9	Mo's Barbers & Braids	
3837-10	Shawn Cabbell, DDS	



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