

Shadeland Station

7481 N Shadeland Avenue, Indianapolis, IN 46250



FOR LEASE

TRAFFIC COUNTS

N Shadeland Ave - 33,475 ADT
E 75th Street - 18,800 ADT

- 840 sf up to 21,406 sf available / some spaces can be combined
- Extremely high daytime population and high incomes
- Very strong traffic counts on Shadeland Road
- Tremendous site for retail, office or a medical office
- Abundant parking

CONTACT

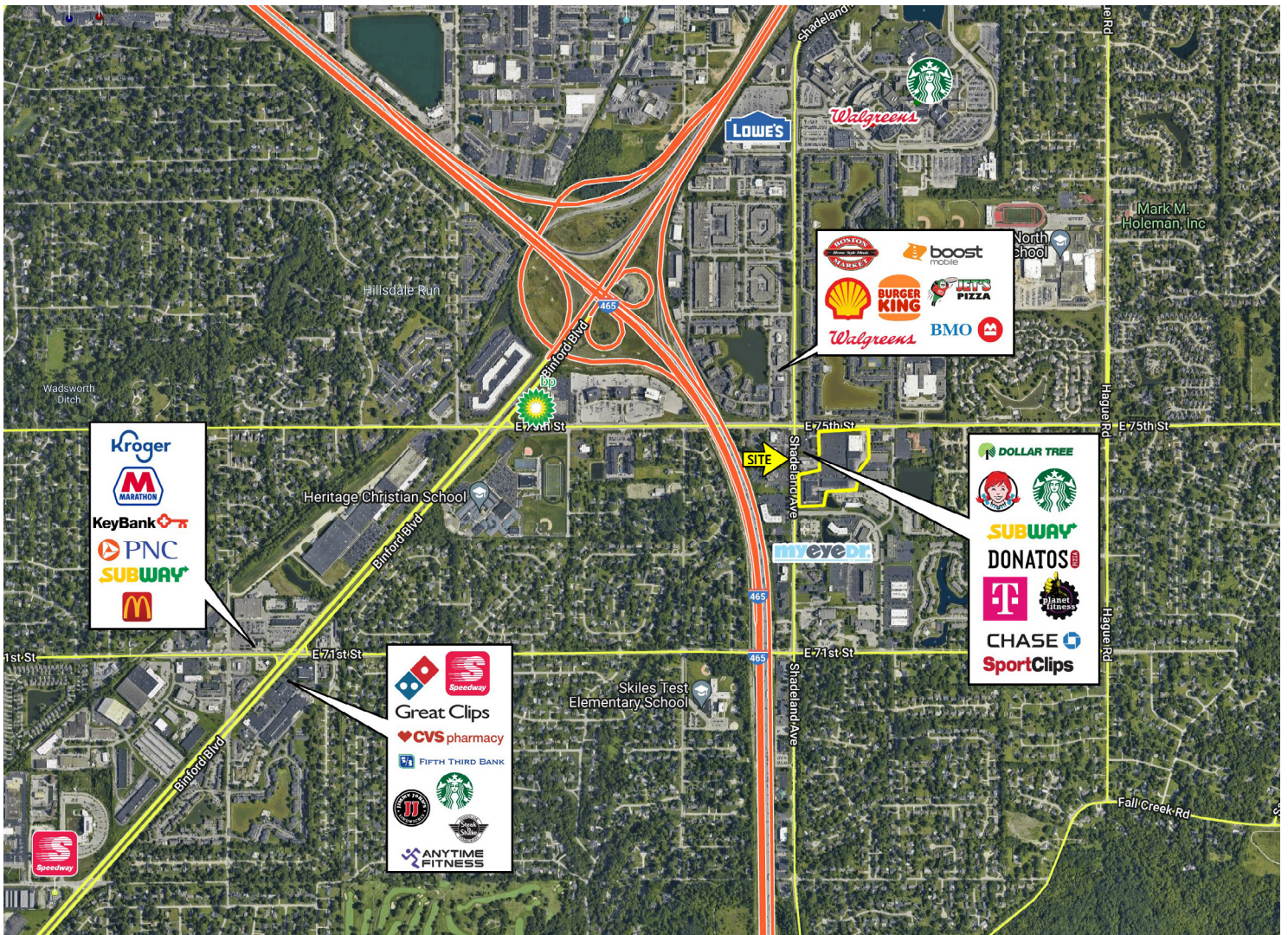
McCrea Property Group
for more details

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	8,872	\$95,263	4,286	9,341
3 Mile	53,213	\$106,911	25,030	49,821
5 Mile	182,741	\$107,907	80,189	120,770

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Suite	Store Name	SF
7481A	Jane Pauley Health	
7481	Available	21,406
7451	Planet Fitness	
7433	Smoke Shack	
7429	Chow Express	
7427	IMPD Substation	
7425	Kenny's Barbershop	
7421	The Cigar Box	
7417	Available	1,800
7411	Mariner Finance	
7409	Available	840
7405	Afro Chic Braids	
7391	Available	2,400
7373	Dollar Tree	
7367	Chile Verde	
7363	H&R Block	
7361	Available	2,180
7353	21st Amendment	
7349	Available	3,200
7407	A.S. Restaurant	
7403	Subway	
7399	The UPS Store	
7397	King Nails	
7393	USCG	
7389	Mia Pizzeria	
7387	Tienda Mexicana	
7383	Indiana Hearing AidCo.	
7381	Lincoln Square	
7379	INDE Construction Svcs	
7377	Massage	
7375	Available	900
7371	GG's Boutique	

