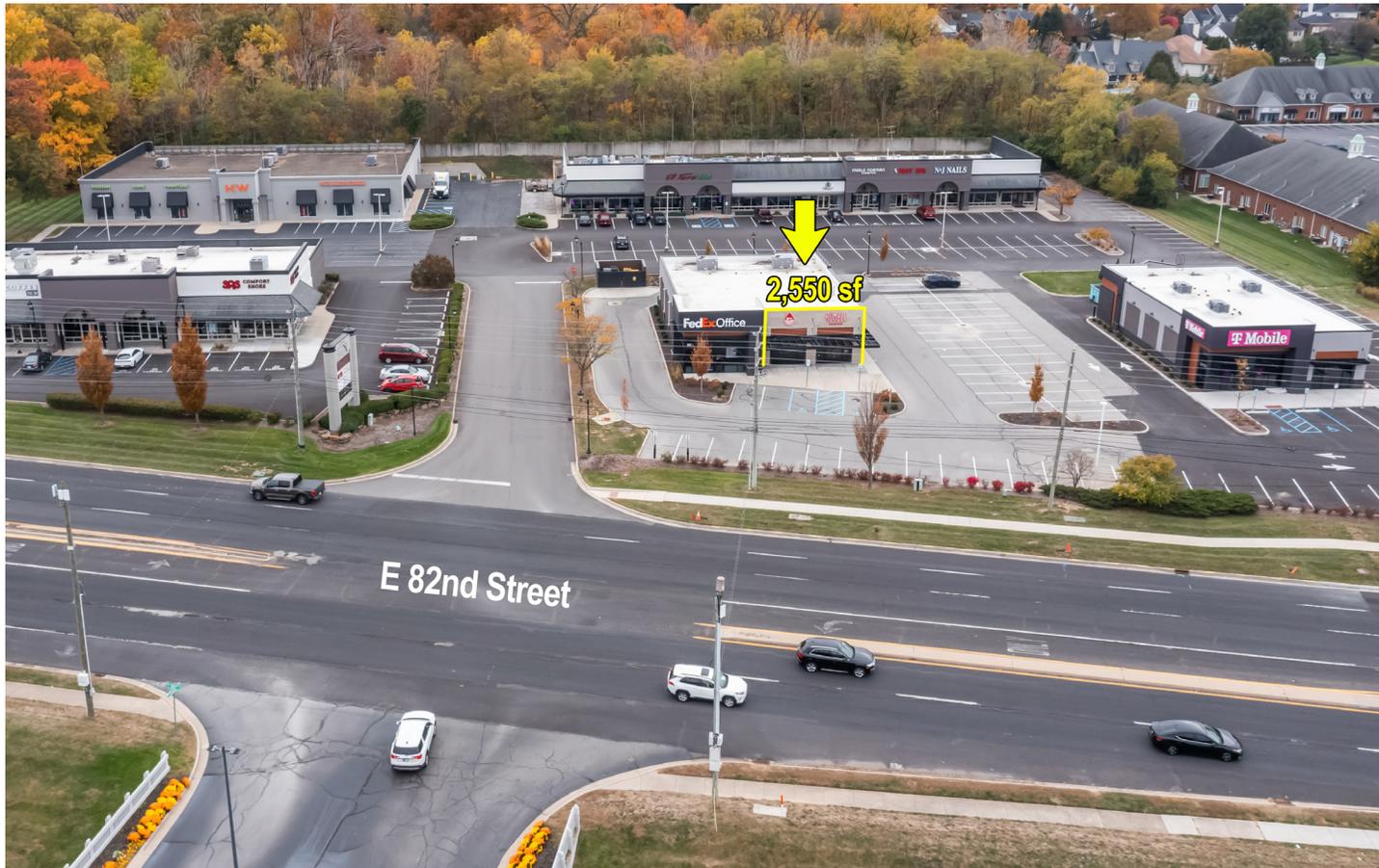


Clearwater Springs Outlot

4825 E 82nd Street, Suite 100, Indianapolis, IN 46250



FOR LEASE

TRAFFIC COUNTS

E 82nd Street - 38,780 ADT

- 2,550 sf available
- Excellent visibility from 82nd Street
- Anchored by Aldi, Michaels, PetSmart and Haverty Furniture
- High incomes surround this center
- Strong co-tenancy with Fed Ex and T-Mobile
- Patio space available for restaurant user

CONTACT

McCrea Property Group
for more details

MARKET DEMOGRAPHICS

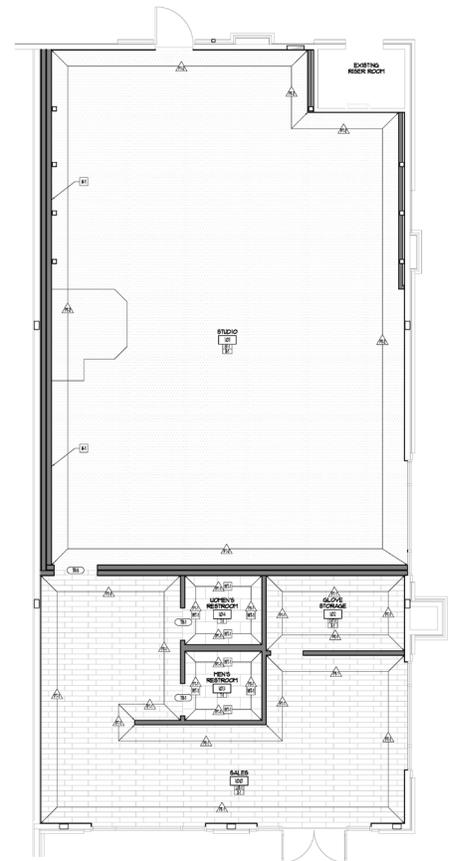
Radius	Population	Income	Households	Daytime Pop
1 Mile	6,485	\$122,921	3,397	9,890
3 Mile	58,004	\$115,405	27,896	73,165
5 Mile	172,114	\$126,036	79,446	144,044

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2,550 sf Available



FINISH PLAN
SCALE: 1/4" = 1'-0"