

# INDIAN CREEK COMMONS

FOR LEASE | Freestanding QSR | 1,492 SF (inline)

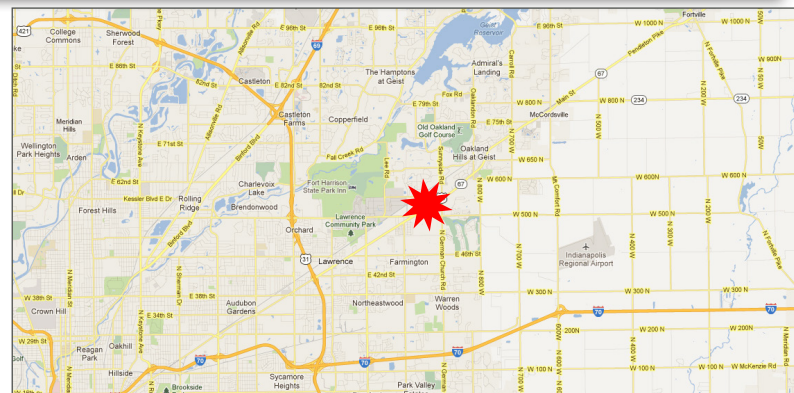
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10625 Pendleton Pike, Indianapolis, IN 46236



## PROPERTY HIGHLIGHTS:

- Shared signalized access with Wal-Mart SuperCenter
- Highly visible and easily accessible to over 55,000 vehicles per day at the prime intersection of Pendleton Pike & Sunnyside Rd
- Located in regional retail trade area serving the growing markets of Lawrence, Geist, and Indianapolis
- Anchored by Wal-Mart SuperCenter, Dollar Tree and several national retailers including Pet Supplies Plus, Rainbow, Deals, Buffalo Wild Wings, GameStop, FedEx Office, Sally Beauty, and more
- Other nearby anchors include Kroger, Staples, and LA Fitness



Demographics	1 mile	3 mile	5 mile
Estimated Population	7,030	66,227	161,612
Estimated Households	2,632	24,379	61,804
Est. Avg. HH Income	\$82,584	\$67,765	\$77,207
Est. Median HH Income	\$65,029	\$49,330	\$54,122

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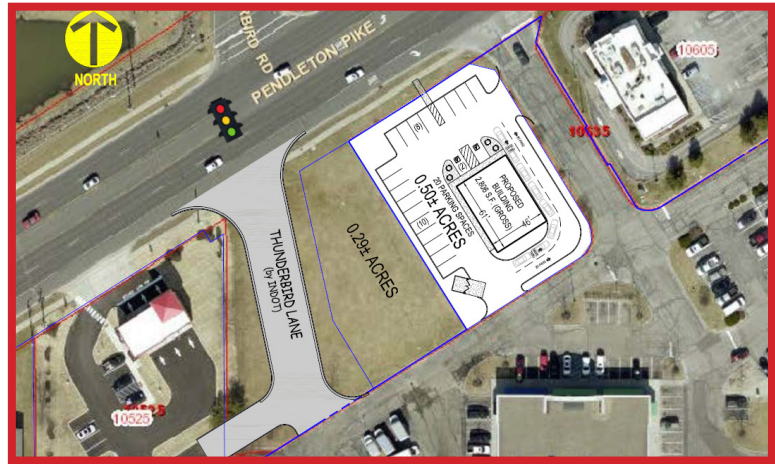
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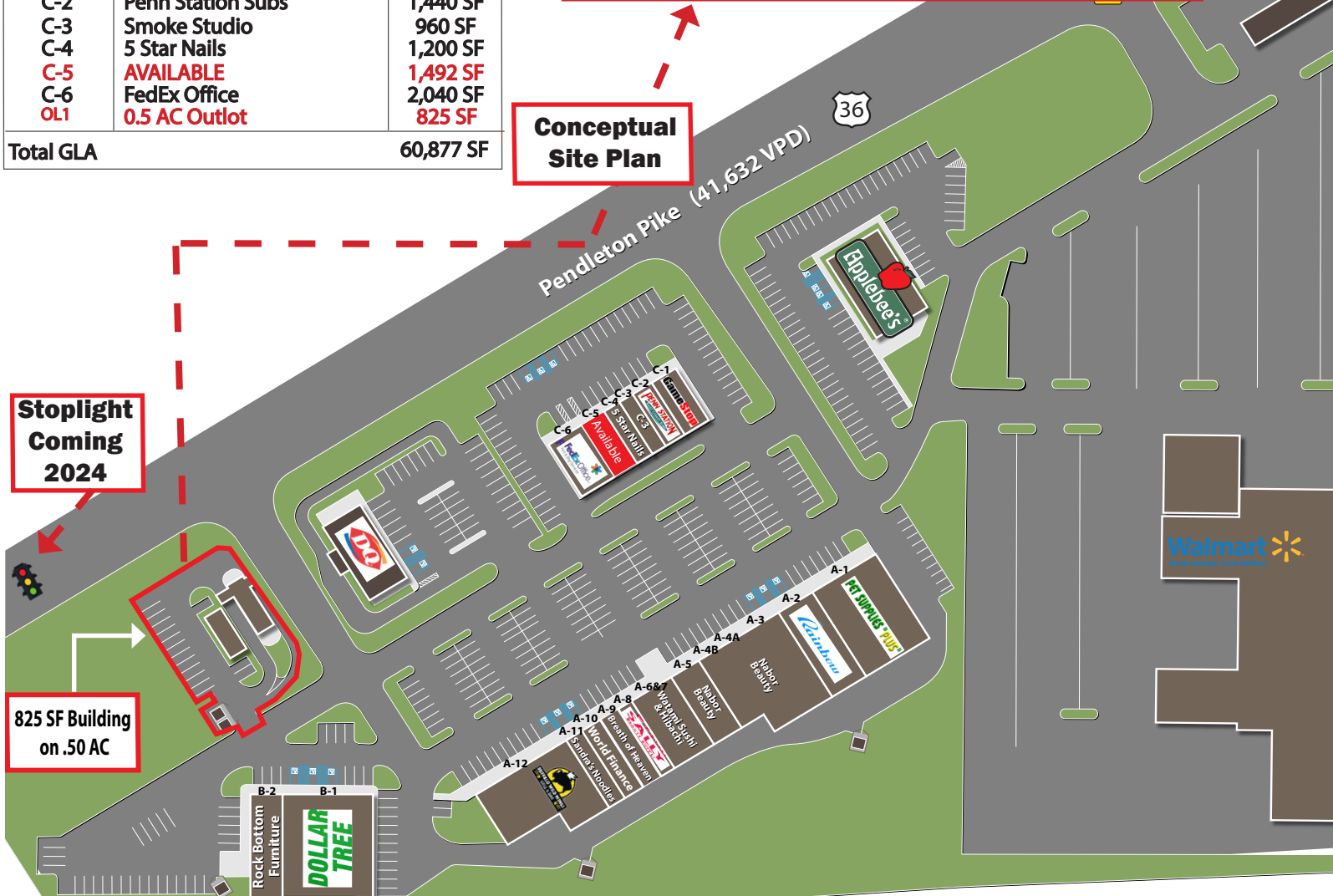
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SITE PLAN

Suite	Tenant	Size
A-1	Pet Supplies Plus	7,000 SF
A-2	Rainbow	4,000 SF
A-3 to A-5	Nabor Beauty	11,430 SF
A-6&7	Watami Sushi & Hibachi	3,520 SF
A-8	Sally Beauty	1,600 SF
A-9	Breath of Heaven	1,360 SF
A-10	World Finance	1,840 SF
A-11	Sandra's Noodles	1,600 SF
A-12	Buffalo Wild Wings	6,800 SF
B-1	Dollar Tree	9,990 SF
B-2	Rock Bottom Mattress	2,010 SF
C-1	GameStop	1,500 SF
C-2	Penn Station Subs	1,440 SF
C-3	Smoke Studio	960 SF
C-4	5 Star Nails	1,200 SF
C-5	<b>AVAILABLE</b>	<b>1,492 SF</b>
C-6	FedEx Office	2,040 SF
OL1	<b>0.5 AC Outlot</b>	<b>825 SF</b>
<b>Total GLA</b>		<b>60,877 SF</b>



**Conceptual Site Plan**



**Stoplight Coming 2024**

**825 SF Building on .50 AC**

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MARKET  
OVERVIEW

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CHAINLINKS  
RETAIL ADVISORS

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