

# INDIAN CREEK COMMONS

## 1,492 SF Available For Lease

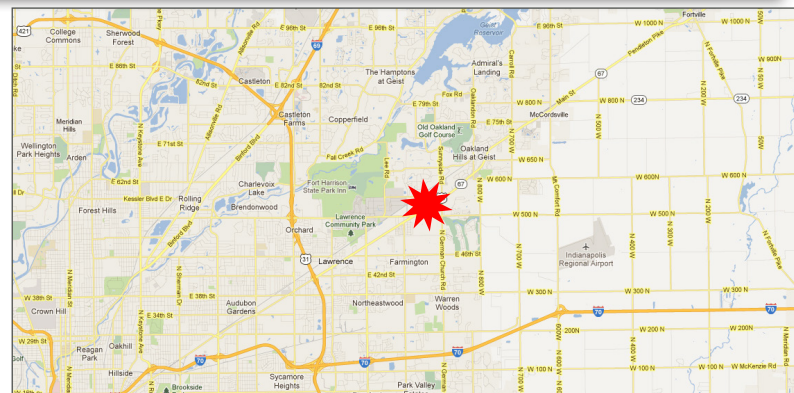
**VERITAS**  
REALTY

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          |
|------------------------------|-----------------|-----------------|-----------------|
| <b>Estimated Population</b>  | <b>7,030</b>    | <b>66,227</b>   | <b>161,612</b>  |
| <b>Estimated Households</b>  | <b>2,632</b>    | <b>24,379</b>   | <b>61,804</b>   |
| <b>Est. Avg. HH Income</b>   | <b>\$82,584</b> | <b>\$67,765</b> | <b>\$77,207</b> |
| <b>Est. Median HH Income</b> | <b>\$65,029</b> | <b>\$49,330</b> | <b>\$54,122</b> |

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**FOR  
LEASE**

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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              | The Human Bean         | 825 SF           |
| <b>Total GLA</b> |                        | <b>60,877 SF</b> |



**Stoplight  
Coming  
2024**

the HUMAN BEAN

Walmart  
Serving the community

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MARKET  
OVERVIEW

10625 Pendleton Pike, Indianapolis, IN 46236



**CHAINLINKS**  
RETAIL ADVISORS

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