

Freestanding 3,077 SF Drive-Thru Restaurant

H! mango DESSERT | 100% LEASED

VERITAS
REALTY



FULLY
LEASED

6351 E. 82nd St., Indianapolis, IN 46250

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PROPERTY OVERVIEW

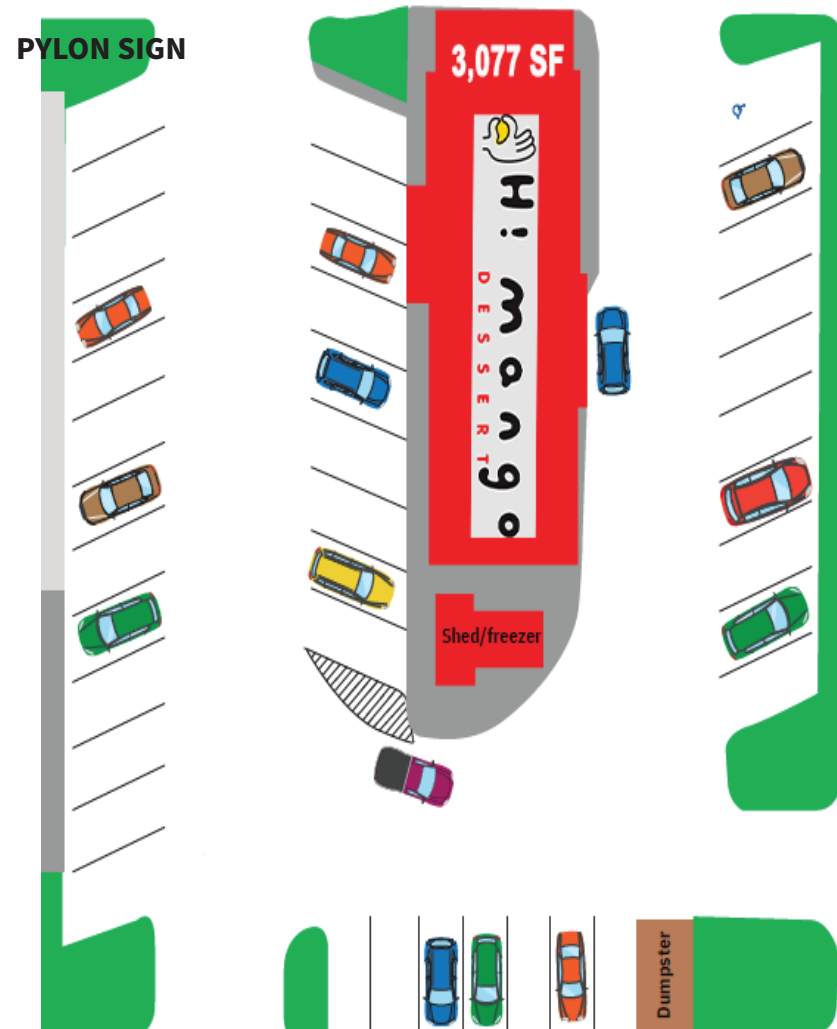
PROPERTY OVERVIEW:

- 3,077 SF freestanding restaurant
- Existing drive-thru
- +/- 0.86 acres
- 54 parking spaces
- Large pylon sign
- Existing restaurant FF&E including coolers, freezers, exhaust hoods, and other FF&E

PROPERTY HIGHLIGHTS:

- Stoplight access to 82nd & Center Run Drive, combined with 59,042 cars per day
- Located between I-69 AND I-465
- Trade area anchored by Castleton Square Mall, the largest shopping destination in the state
- Strong daytime population
- Situated near Costco, Lifetime Fitness, AMC, Dick's, Macy's, Floor & Decor, Tesla, Trader Joe's, TJMaXX and more!

E 82nd St 43,853 VPD

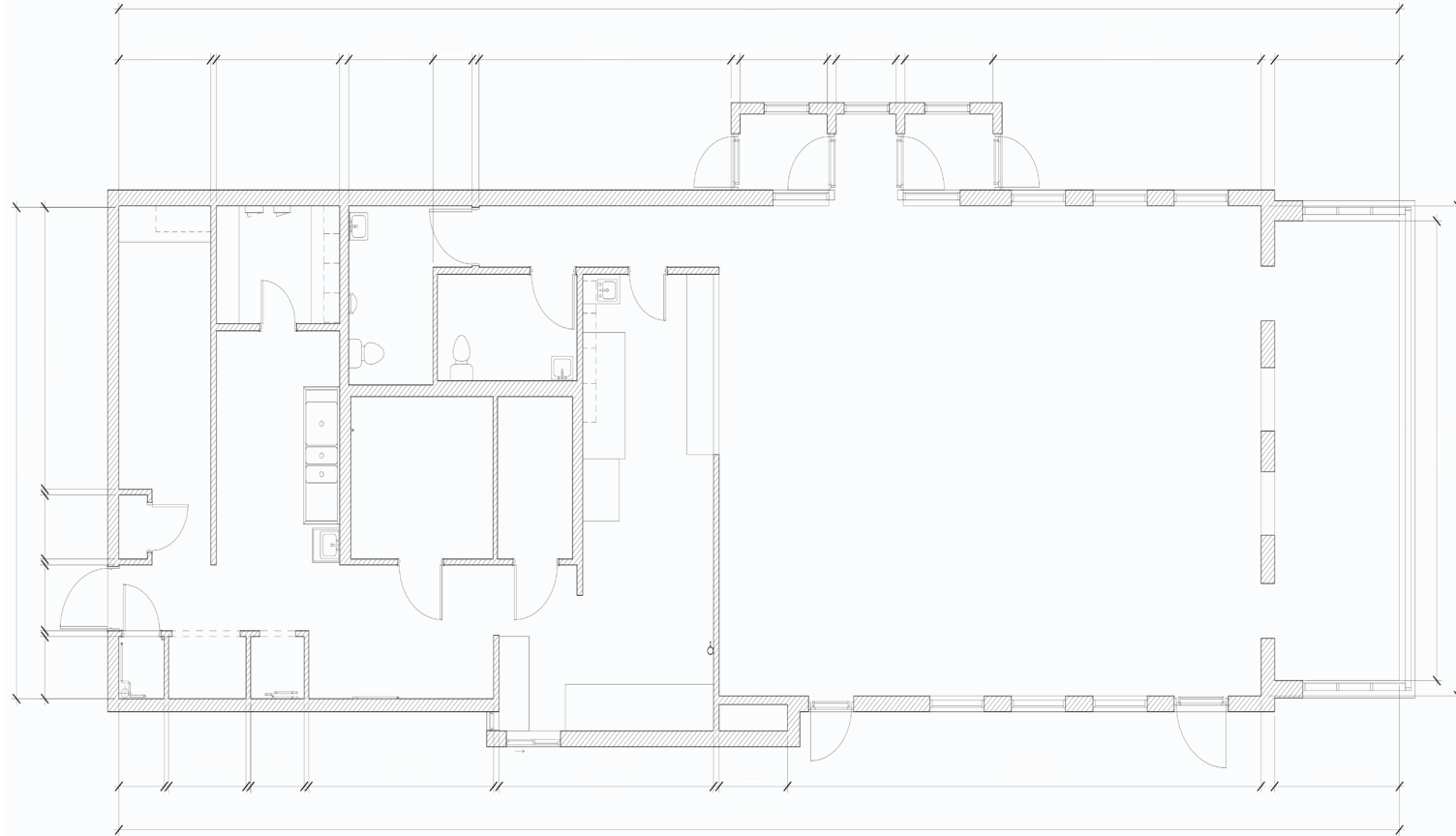


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	5,341	52,352	169,403
Average HH Income:	\$80,392	\$110,134	\$123,176
Daytime Population:	16,230	85,449	164,429

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FLOOR
PLAN



FF&E INCLUDES:

- Four Hood Systems
- Two Coolers
- Two Freezers
- Sink and Prep Tables
- Fryers, Grills, and other FF&E
- Drive-Thru
- Pylon & Directional Signage
- Men's & Women's Restrooms

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PROPERTY
OVERVIEW



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MARKET
AERIAL



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