

SUNNYSIDE SHOPPES

5845 Sunnyside Road Indianapolis, IN 46236



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Sunnyside Shoppes is located on the northeast side of Indianapolis and serves the communities of Lawrence, Geist and McCordsville.

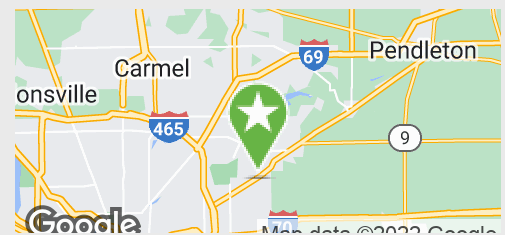
PROPERTY HIGHLIGHTS

- Small Shops and Outlots Available at Sunnyside Shoppes
- 1,469 to 4,093 Square Feet Available
- Community Center Anchored by Kroger and Kohl's
- Center Located along the Major Retail Corridor Serving the Northeast Market of Indianapolis, Lawrence, Geist and McCordsville
- Exposure to Over 42,000 Vehicles Per day at the Intersection of Pendleton Pike & Sunnyside Road
- Sunnyside Shoppes Offers Excellent Visibility and Abundant Parking
- Property Adjacent to Walmart Supercenter

DEMOGRAPHICS	3 MILES	5 MILE
Total Population	60,511	156,919
Average HH Income	\$81,226	\$84,476
Businesses	2,396	6,275
Employees	20,199	54,730

TRAFFIC COUNTS

Pendleton Pike	30,607
Sunnyside Road	11,864



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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AVAILABLE

SUITE	SQ. FT.
5845-100	3,200 SQ. FT.
5845-400	1,600 SQ. FT.
5845-900	1,469 SQ. FT.
11135-100	4,000 SQ. FT.
10035-400	4,093 SQ. FT.

JOIN:



Great Clips

H&R BLOCK

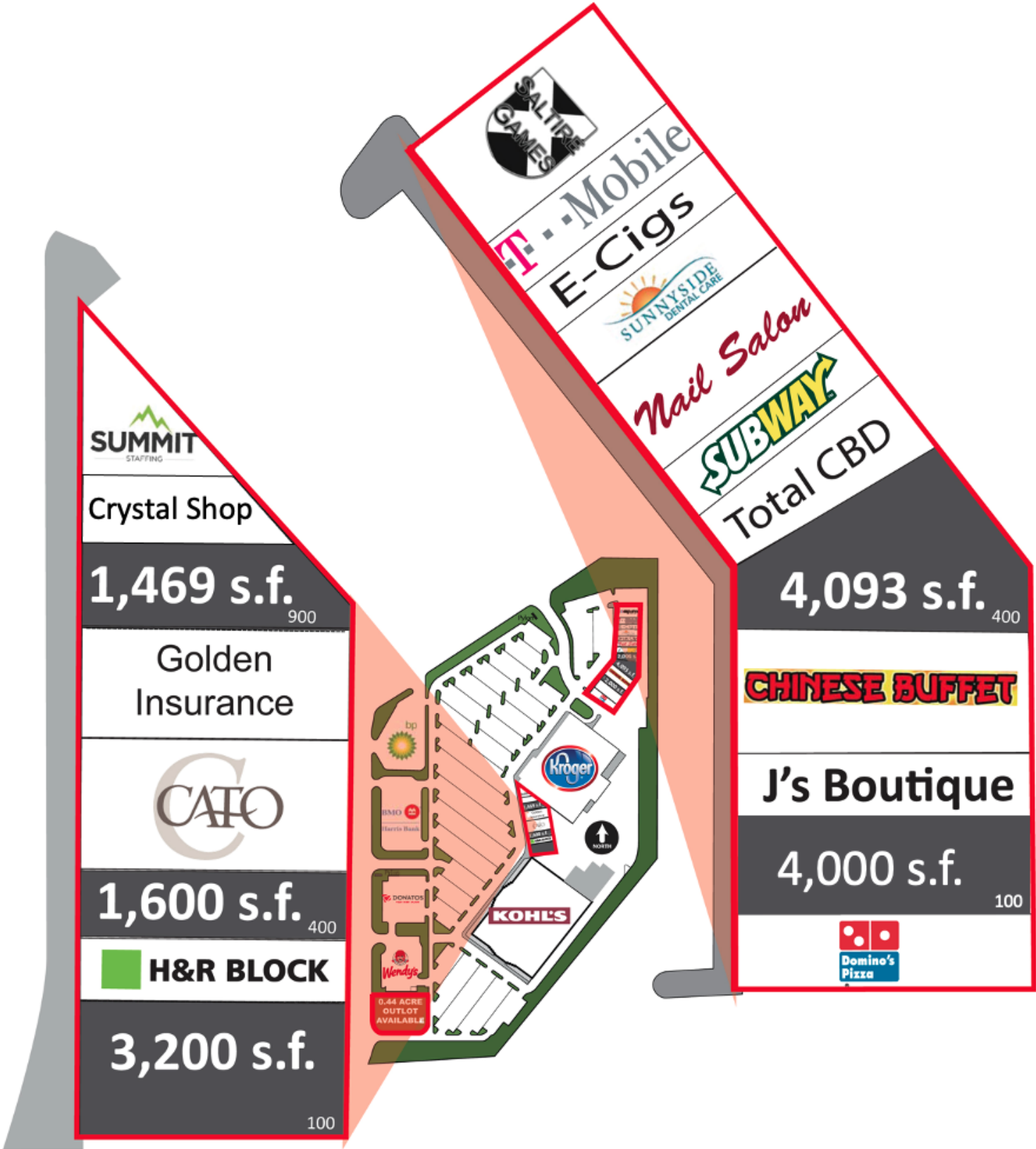
T-Mobile

0.44 ACRE OUTLOT



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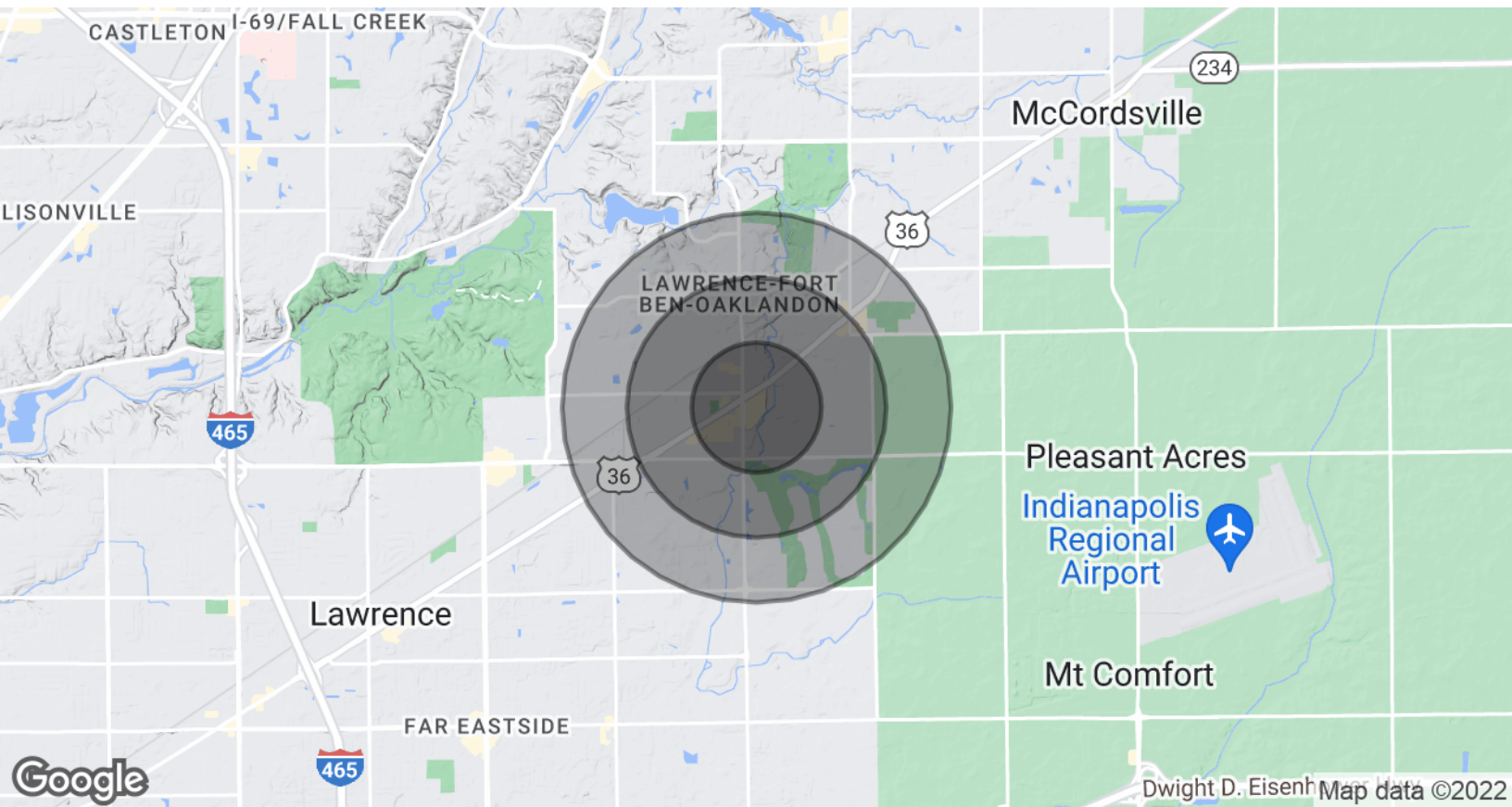


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POPULATION & HOUSING

	3 MILES	5 MILE	7 MILES
Total Population	60,511	156,919	271,939
Projected Annual Growth (2022-2027)	0.7%	0.6%	0.8%
Total Households	22,643	60,228	106,716
Median Home Value	\$172,128	\$189,027	\$210,635

INCOME & BUSINESS

	3 MILES	5 MILE	7 MILES
Average HH income	\$81,226	\$84,476	\$89,012
Daytime Population (16+ years)	32,549	98,848	208,427
Total Businesses	2,396	6,275	13,354
Total Employees	20,199	54,730	122,256

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