

Clearwater Village

Indianapolis, Indiana

PROPERTY HIGHLIGHTS

- Clearwater Village fronts E. 82nd Street in the heart of Indianapolis' flourishing Clearwater Commercial and Residential Area.
- The Clearwater area is one the city's most vibrant commercial areas.
- Entrance is signalized and shares and entrance with a residential development consisting of homes valued at half-million dollars and upwards in price.
- To the east is the Castleton area and Castleton Square Mall on 82nd Street, Indianapolis' largest mall.
- GLA: 48,384
- MSA: Indianapolis, IN
- Key Tenants are Half Price Books, Homeplex Furniture, Clustertruck, Splash Hair Salon, and Scrub Identity.

LEASING CONTACT:

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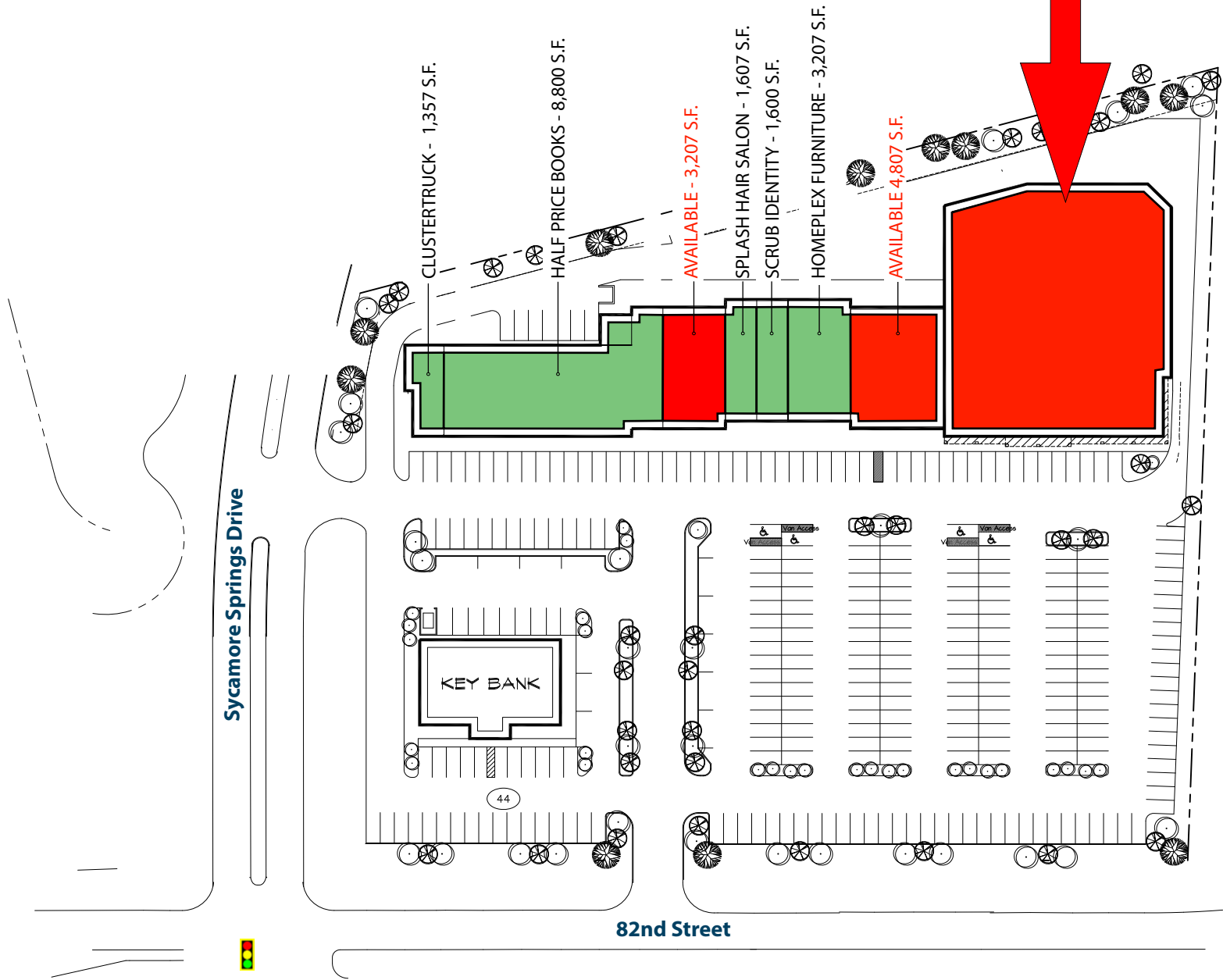
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23,387 S.F. ANCHOR SPACE AVAILABLE

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SITE DATA	
TOTAL BUILDING AREA	
NET LEASABLE AREA	48,374 S.F.
PARKING SPACES	
TOTAL SPACES REQUIRED	194 SPACES
TOTAL SPACES PROVIDED	265 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	59,319	60,329	174,554	177,876	791,853	818,433
Daytime Population	115,769		257,314		887,920	
Households	29,284	29,952	81,424	83,402	326,065	338,304
Average HH Size	2.00	1.99	2.12	2.11	2.39	2.39
Average HH Income	\$113,937		\$127,417		\$122,156	
Median HH Income	\$76,196	\$84,936	\$89,389	\$103,211	\$83,255	\$97,143
Per Capita Income	\$56,321	\$62,617	\$59,444	\$66,001	\$50,306	\$55,955

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
23,137	82nd Street	Dean Road	Allisonville Road
29,976	82nd Street	Allisonville Road	I-465
149,338	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

