

SUBLEASE



RETAIL

4067 STATE ROUTE 3



**PROPERTY OVERVIEW**

New to market sublease opportunity of a former Family Dollar store located within Deputy Indiana. Building was constructed in 2018, and is in good condition. There is a pole sign for the building that sits along state route 3. The space also features a double loading door on the side of the building for deliveries.

**PROPERTY HIGHLIGHTS**

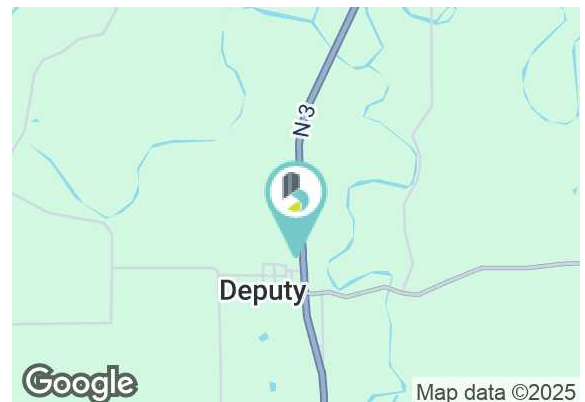
- Lease expiration date of 9/30/2029
- Freestanding retail building with private parking lot
- Pole signage along State Route 3
- Property is zoned GB (General Business)
- Two restrooms as well as a private office

**LEASE RATE**

**CONTACT  
BROKER**

Available SF:

8,428 SF



**BRADLEY COMPANY** **NATHAN ROBINSON**

310 E. 96th St., Suite 100  
Indianapolis, IN 46240  
317.663.6000

Broker  
248.721.1409  
nrobinson@bradleyco.com



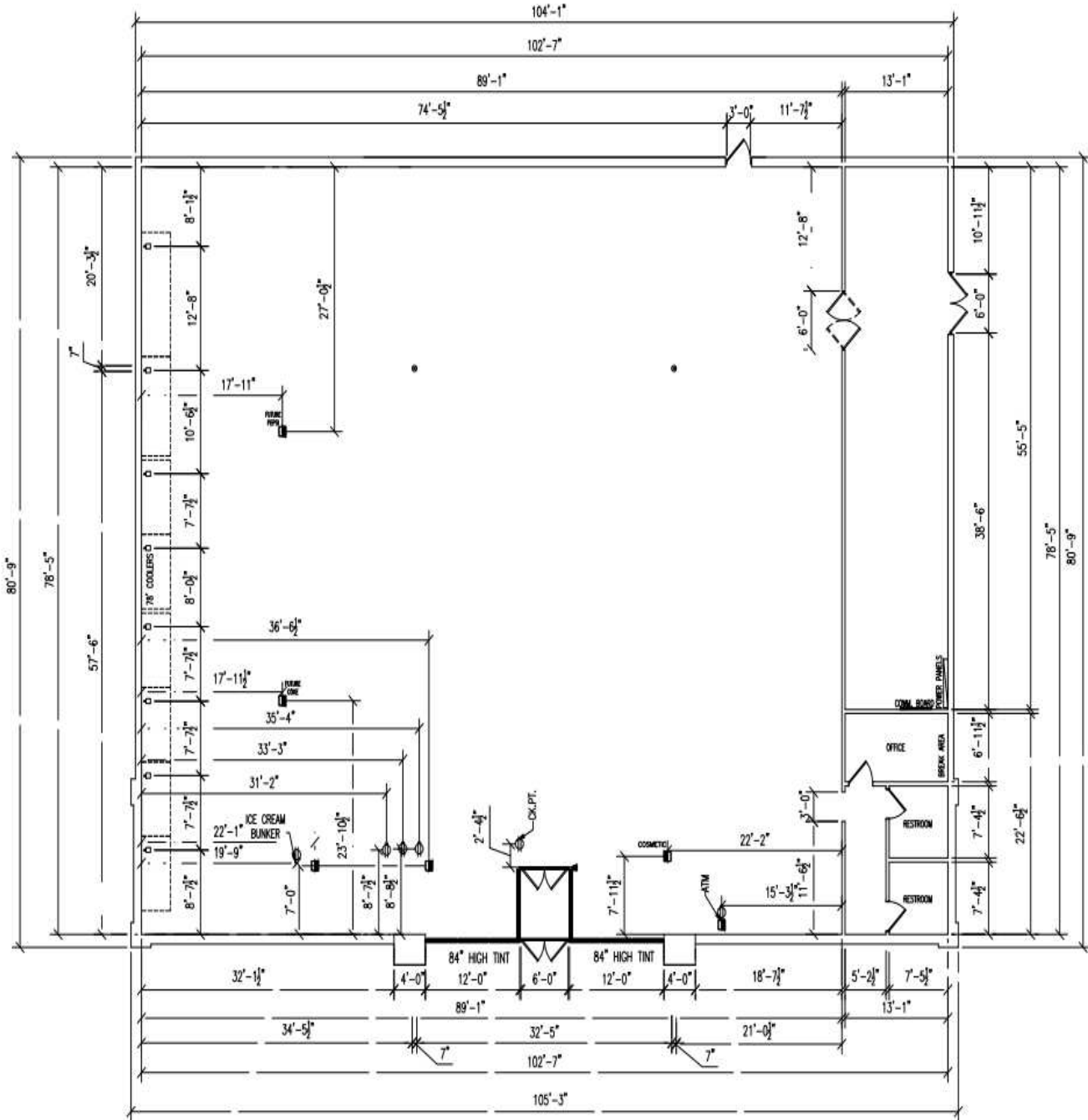
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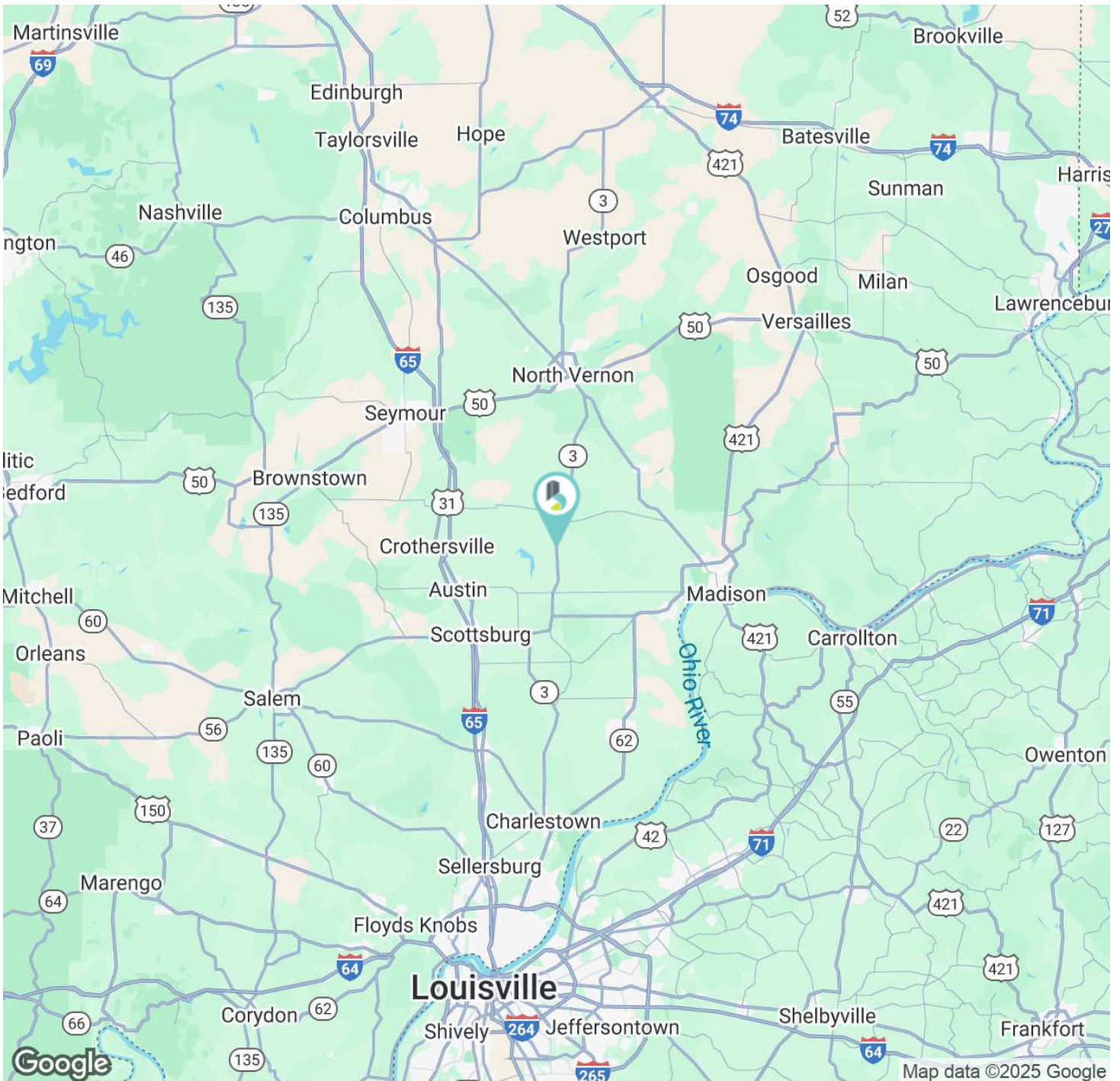
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