

Retail For Lease



Keystone Plaza

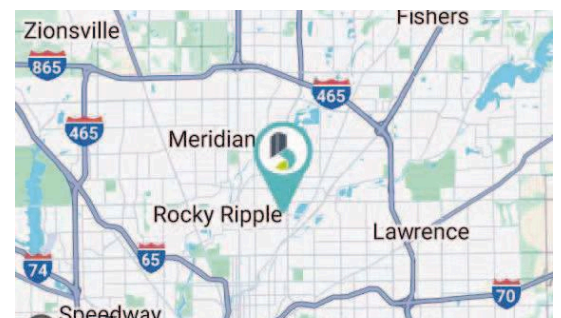
2240 East 53rd St. Indianapolis, IN, 46220

Keystone Plaza is a thriving retail destination located along Keystone Avenue, which sees over 32,000 ADT. Anchored by a strong lineup of national retailers, this shopping center offers a steady flow of customers. Keystone Plaza is zoned C-5, which permits a wide array of uses. There are currently multiple spaces available that range from +/- 606 to 2,846 SF.

Property Highlights

- Anchored by national retailers such as Citi Trends, Dollar Tree, Rainbow, Planet Fitness, and Ollie's Bargain Outlet
- Located within miles of Broad Ripple, Glendale Mall, and the Indiana State Fair Grounds
- Keystone Plaza is also located near the new Nickle Plate Trail

Lease Rate	\$14.00 - 26.00 (NNN)
Shopping Center GLA	173,708 SF
Available Spaces	± 606 - 2,846 SF
Zoning Classification	C-5
Traffic Count	ADT 26,323 (SR 23)



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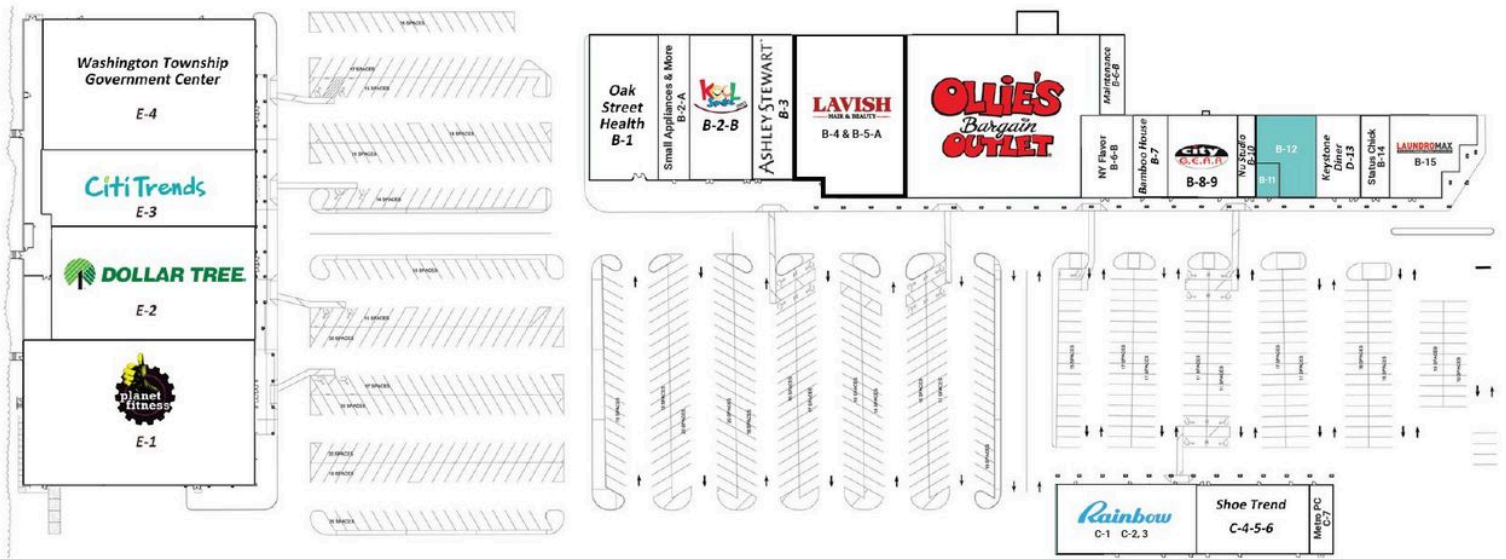
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Floor Plan

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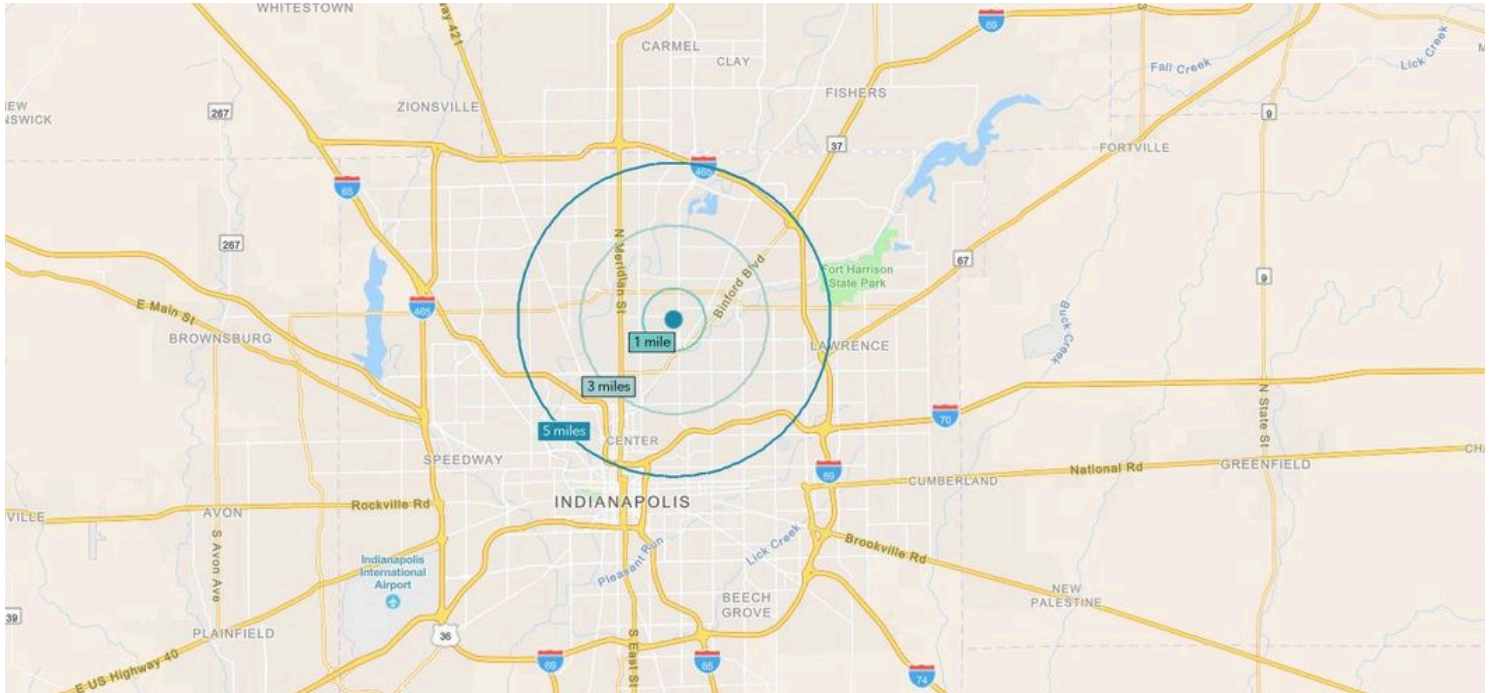
Unit	Tenant	SF	Unit	Tenant	SF
B-1	Oak Street Health	7,500	B-12	Available @ \$14 psf	2,240
B-2-A	Small Appliances & More	3,150	B-13	Keystone Diner	2,700
B-2-B	Kool Smiles	6,875	B-14	Status Chick	1,540
B-3	Ashley Stewart	4,500	B-15	LaundroMax	5,250
B-4 & B-5-A	Lavish Beauty Supplies	10,050	C-1	Rainbow	2,400
B-5	Ollie's	25,398	C-2, 3	Rainbow	4,644
B-6-B	NY Flavor	3,115	C-4, 5, 6	Shoe Trend	6,000
B-7	Bamboo House	1,600	C-7	Metro PC	1,200
B-8	City Gear	2,000	E-1	Planet Fitness	25,000
B-9	City Gear	2,068	E-2	Dollar Tree	17,000
B-10	NuStudio	1,050	E-3	City Trends	11,835
B-11	Available @ \$26 psf	606	E-4	Washington Township	20,299

Retailer Map



Demographics Map & Report

2240 East 53rd Street, Indianapolis, IN 46220



	1 Mile	3 Miles	5 Miles
Population	12,069	97,214	236,522
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age Female	40	40	40
Total Households	6,246	43,215	105,233
# of Person per HH	1.9	2.2	2.2
Average HH Income	\$93,644	\$107,377	\$96,765
Average House Value	\$297,854	\$342,063	\$330,884