

# Clearwater Springs Shopping Center

E 82nd Street & Allisonville Road, Indianapolis, IN 46250



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Information deemed reliable, but not guaranteed. Subject to change without notice

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## Overview:

- 239,484 GLA
- 5 access points - two are signalized
- High foot traffic daytime and evening
- High incomes surround this center
- Newly painted



## Traffic Counts:

- East 82nd Street - 38,780 ADT
- Allisonville Road - 48,100 ADT



## Anchored by:

- PetSmart
- Michael's
- Aldi Grocery



Clearwater Springs Shopping Center is a vibrant mix featuring Aldi, Starbucks and eateries like another Broken Egg. Its a very clean and well-lit center. It offers ample parking and easy navigation making it a favored spot for the locals.

This area is a major retail hub for the Indianapolis area, serving both luxury shoppers and everyday needs with distinct shopping centers all around.

# Clearwater Springs Shopping Center



**Building A Unit 100 former  
salon available 2,800 sf**



**Building D Unit 100  
6,270 sf available**



**Building C Unit 200  
4,275 sf available - Demisable**



**Building I Unit 2300  
2,069 sf available**





Building	Unit	Store Name	Size
Future Pad	Available	1.6 AC Pad Site	
A	100	Available - former Salon	2,800 SF
A	300	Available - former Nail Salon	1,400 SF
A	400	Yang's Foot Spa	1,400 SF
A	500-A	Merle Norman	1,400 SF
A	500-B	Truly Fragrances	1,400 SF
A	1000	El Toro Mexican Restaurant	8,400 SF
B		House Works	17,600 SF
C	100	SAS Comfort Shoes	2,250 SF
C	200	Available	4,275 SF
C	400	Starbucks	2,475 SF
D	100	Available	6,270 SF
D	400	Mocee Day Spa	1,718 SF
D	500	Aspen Dental	3,670 SF
E	300	Zips Dry Cleaners	3,778 SF
E	400	Coldstone Creamery	1,200 SF
E	500	Cutco	1,200 SF
E	600	AT&T Wireless	2,400 SF
F	800	Sushi Den	3,500 SF
F	1000	Tropical Smoothie Café	2,490 SF
F	1200	Jay Bhavani	2,417 SF
G	1400	Club Champion Golf	2,400 SF
G	1500	Club Champion Golf	1,600 SF
G	1600	Great Clips	1,600 SF
G	1700	Jersey Mikes Subs	1,600 SF
H	1800	David's Bridal	9,690 SF
H	2000	Rally House	9,000 SF
I	2300	Available	2,069 SF
I	2500	Another Broken Egg	3,957 SF
J	100	ALDI Grocery	22,075 SF
J	100	Haverty's Furniture	41,481 SF
K	200	PetSmart	26,172 SF
L	300	Michael's	24,197 SF
L	400	Prestige Beauty Institute	5,000 SF
M	500/600	Uptown Cheapskate	5,000 SF
M	700	Hotworx	2,000 SF
M	800	Regions Bank	4,100 SF
N	100	Athletic	2,720 SF
N	300	PENDING	2,780 SF
<b>Total</b>			<b>239,484</b>

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,485	\$122,921	3,397	9,890
3 Mile	58,004	\$115,405	27,896	73,165
5 Mile	172,114	\$126,036	79,446	144,044

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**Clearwater Springs is located in the heart of Clearwater - Keystone - Castleton Retail Corridor**

