

RETAIL PROPERTY FOR LEASE

9510 Ross Lane

Indianapolis, IN 46268

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

This property presents a rare leasing opportunity along I-465 in Marion County but adjacent to Carmel, IN, one of Indianapolis's most desirable submarkets. This space offers easy interstate access by way of 96th Street, ample parking and access, and one of the strongest consumer demographics on the city's north side.

PROPERTY HIGHLIGHTS

- Recently acquired and under new ownership.
- Various suite sizes, uses, and layouts can be available.
- Ample parking on the property.
- Prominent signage available and visible from I-465.
- High traffic visibility on I-465 with over 118,000 VPD
- Easy access to I-465 eastbound or westbound ramps.
- Suite interiors have 16' clear height.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	1,000 - 10,000 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	268	1,142	8,788
Total Population	560	2,381	18,523
Average HH Income	\$145,387	\$146,408	\$121,674

Robert Coombes

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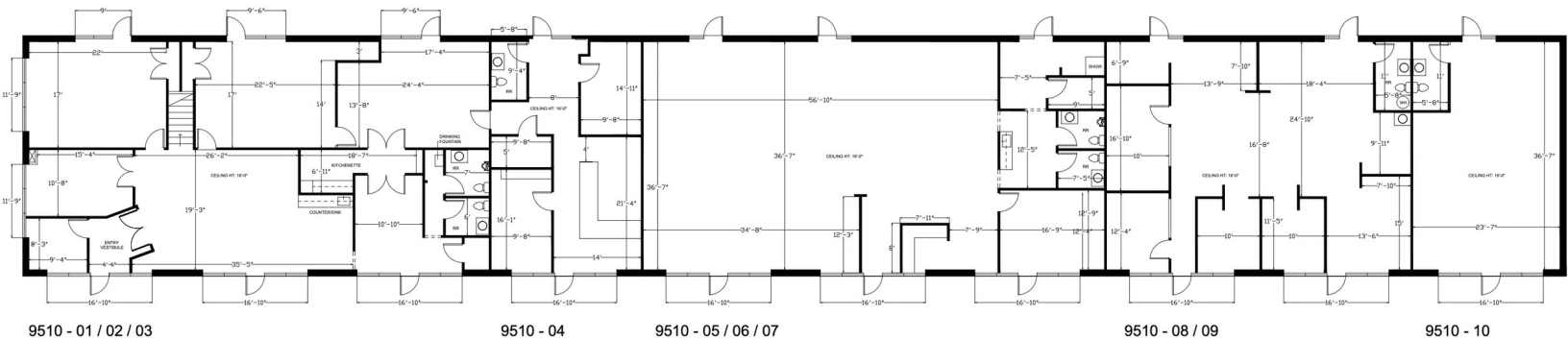
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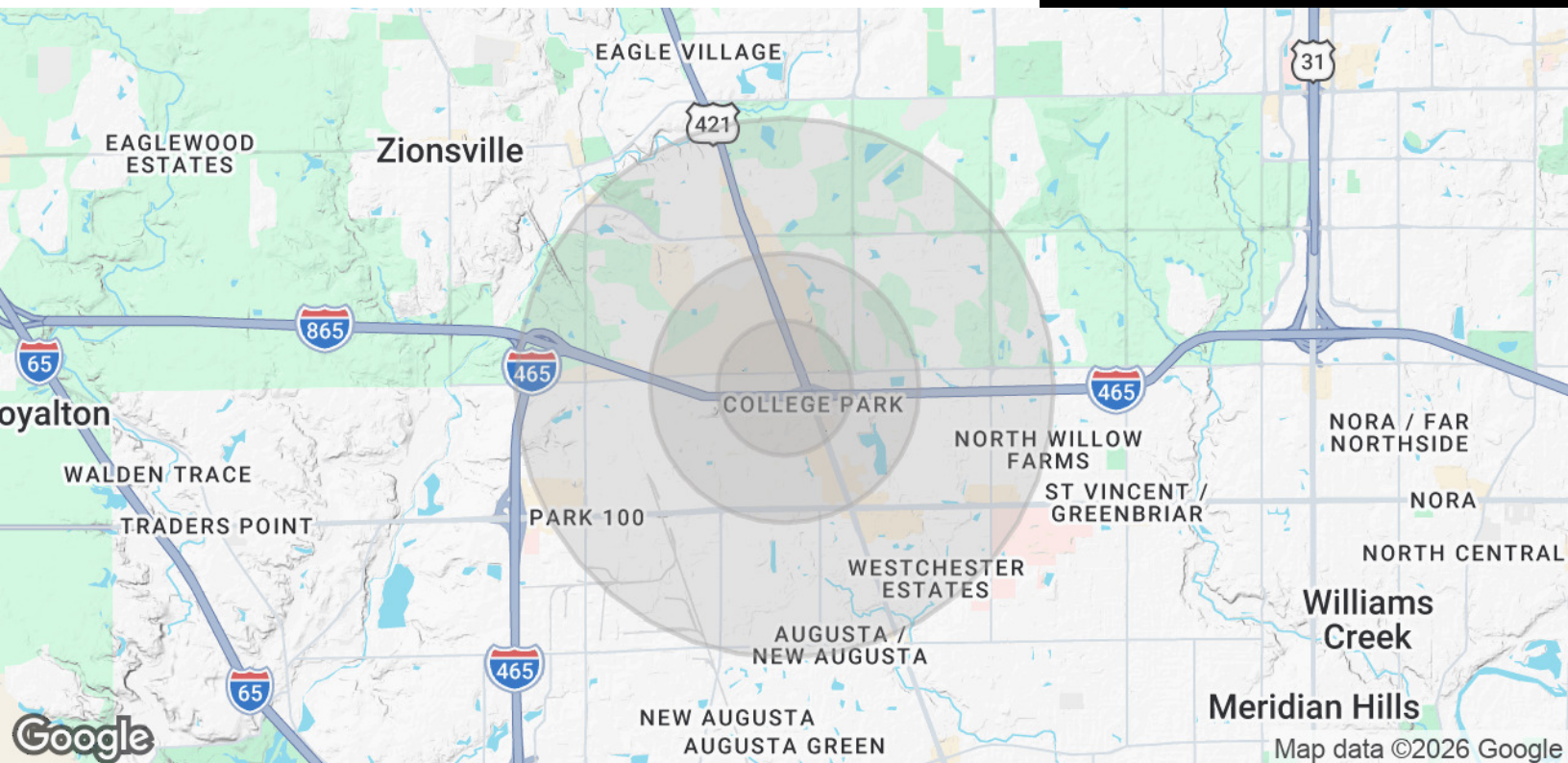
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	560	2,381	18,523
Average Age	43.7	44.8	39.4
Average Age (Male)	41.0	41.3	36.6
Average Age (Female)	52.4	53.4	43.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	268	1,142	8,788
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$145,387	\$146,408	\$121,674
Average House Value	\$356,085	\$364,037	\$364,615

2023 American Community Survey (ACS)

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