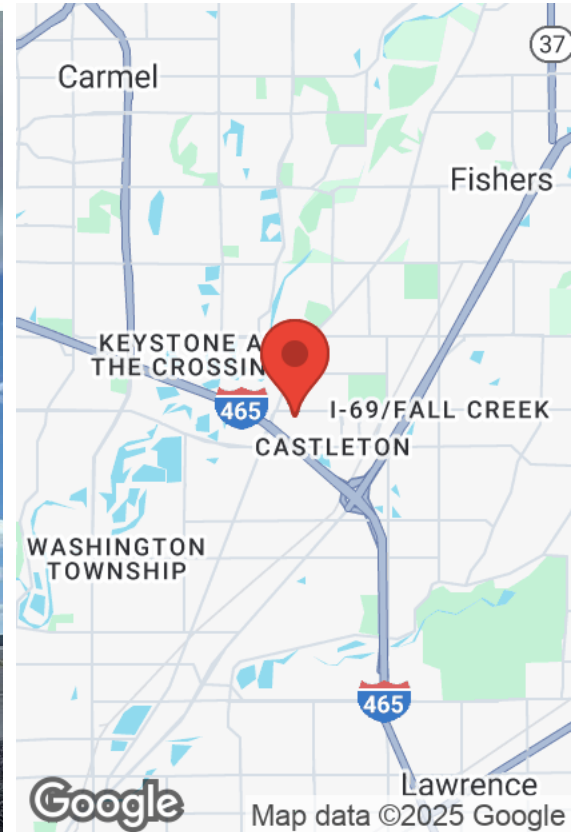


# FOR LEASE: CASTLETON RETAIL SPACE

5701-5771 E 86TH ST | INDIANAPOLIS, IN 46250-1560



## Property Details

<b>Available SF:</b>	7,120 Square Feet
<b>Type:</b>	Retail Showroom
<b>Storefront Type:</b>	Inline Retail
<b>Lease Rate:</b>	\$15.50/SF/YR NNN
<b>NNN Expenses:</b>	\$5.65/SF/YR (2025 est)
<b>Est. Monthly Expense:</b>	\$12,550/mo (Rent+NNNs)
<b>Available:</b>	60 Days +/-
<b>Building SF:</b>	63,176
<b>Lease type:</b>	NNN Lease
<b>Parking Ratio:</b>	7.91/1,000 SF
<b>Zoning:</b>	Commercial - C4

## Property Highlights

- Rare Castleton Square Pavilion Availability in Castleton Submarket
- Prominent space with 90 feet of storefront
- Join Outlaws Roadhouse, Golf Galaxy, Smiley Entertainment, Harbor Freight, Bugambillas, Game Show Battle Rooms, and more at Castleton Square Pavilion
- 1/4 mile from Costco, across the street from Ale Emporium and Bob's Discount Furniture
- Move-in ready retail showroom space
- AVAILABLE FOR OCCUPANCY EARLY 2026
- DO NOT DISTURB CURRENT TENANT - still operating

## Area Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,229	53,105	166,286
Total Units	5,108	28,113	80,421
Median Income	\$43,201	\$68,839	\$65,112

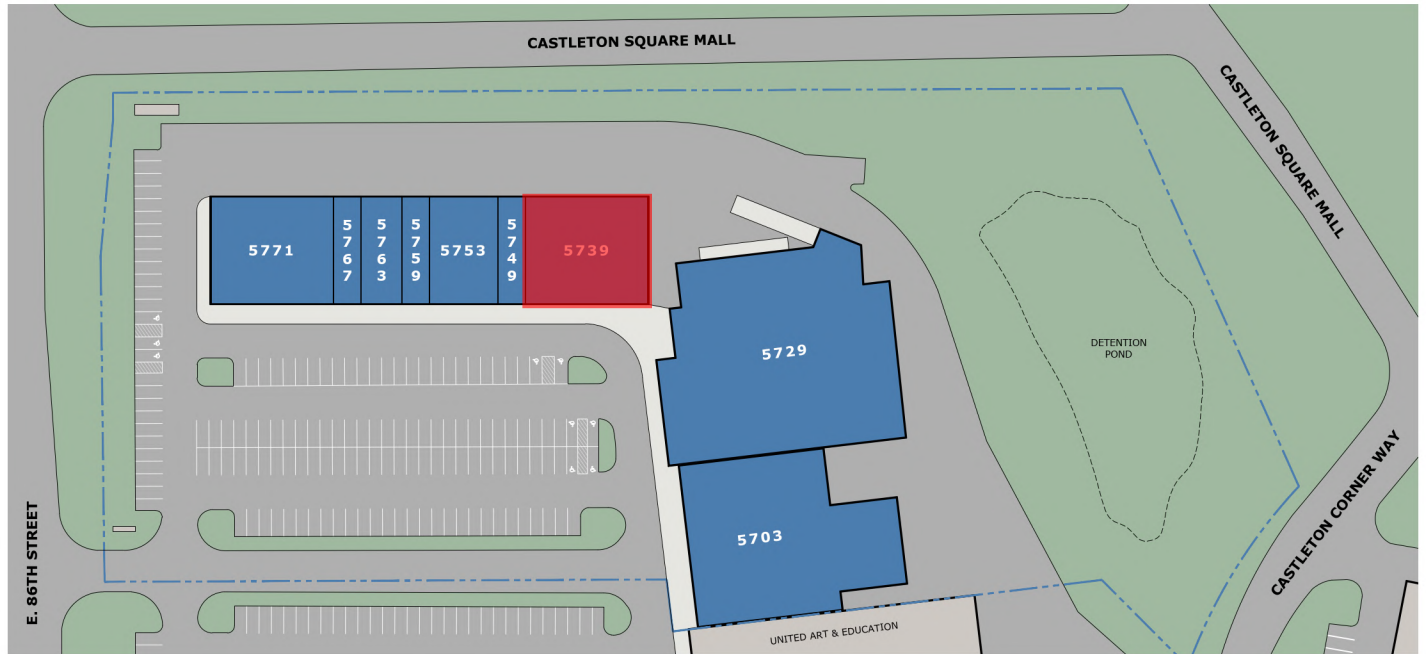
**SHOOK REALTY GROUP**  
815 E 65th Street, Suite 200  
Indianapolis, IN 46220

**CREIGHTON SHOOK**  
Principal  
O: (317) 249-9000  
C: (317) 605-3723  
cshook@shookrg.com

**CHRISTEN DITTMER**  
Commercial Broker  
O: (317) 249-9000  
C: (317) 460-1535  
cdittmer@shookrg.com

# AVAILABILITY & SITE PLAN

5701-5771 E 86TH ST | INDIANAPOLIS, IN 46250-1560



SUITE	TENANT	S.F.
5703	HARBOR FREIGHT TOOLS	15,000
5729	SMILEY ENTERTAINMENT, INC.	23,036
5739	<b>AVAILABLE</b>	7,120
5749	S&S SALON	1,410
5753	GSBR INDY, LLC	3,810
5759	MIDWEST BARTENDERS SCHOOL	1,600
5763	BUGAMBILIAS, LLC	2,400
5767	DOWNTOWN COMICS	1,600
5771	OUTLAWS RESTAURANT GROUP	7,200
<b>9 UNITS</b>		<b>63,176</b>



N.T.S.

**CASTLETON SQUARE PAVILION**  
5739 E. 86TH STREET • INDIANAPOLIS, IN 46250



## Available Suites

Suite	Size	Rate	Term	Use	Type	Condition	Available
5739	7,120	\$15.50 /sf/yr	5+ Years	Showroom	NNN Lease	Very Good	30-60 Day Notice

## Suite Highlights

- Retail Showroom space available for any number of retail uses
- 90 Feet of storefront with prominent facade
- Adjacent to Smiley Entertainment with significant family traffic
- Very well-maintained suite
- DO NOT DISTURB CURRENT TENANT - still in operation

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# PROPERTY PHOTOS

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# BUSINESS MAP

5701-5771 E 86TH ST | INDIANAPOLIS, IN 46250



**MICRO CENTER**  
computers & electronics

**ASHLEY**

**BOB'S FURNITURE**  
MIDWEST.COM

**5.11** **MeKing**

**Castleton Square Pavilion**

**HARBOR FREIGHT** **SMILEY** **Game Stop**

**Forever Furniture**

**Castleton Square Marketplace**

**Guitar Center** **URBAN STYLES**  
MODERN AMERICAN FURNITURE

**FARMERS INSURANCE**

**MCL**  
RESTAURANT & BAKERY

**COSTCO**  
WHOLESALE

**Castleton Commons**

**DXL GROUP**

**GOLF GALAXY**

**JUICY**



**Castleton Commons II**

**SAVE & SHINE** **FLOOR DECOR** **BOOT BARN**

**Castleton Square Mall**

**SIMON MALLS** **VON MAUR**

**JCP** **DICK'S** **macy's inc**

**Heart logo**

**T logo**

**W logo**

**TJX**

**BEST BUY**

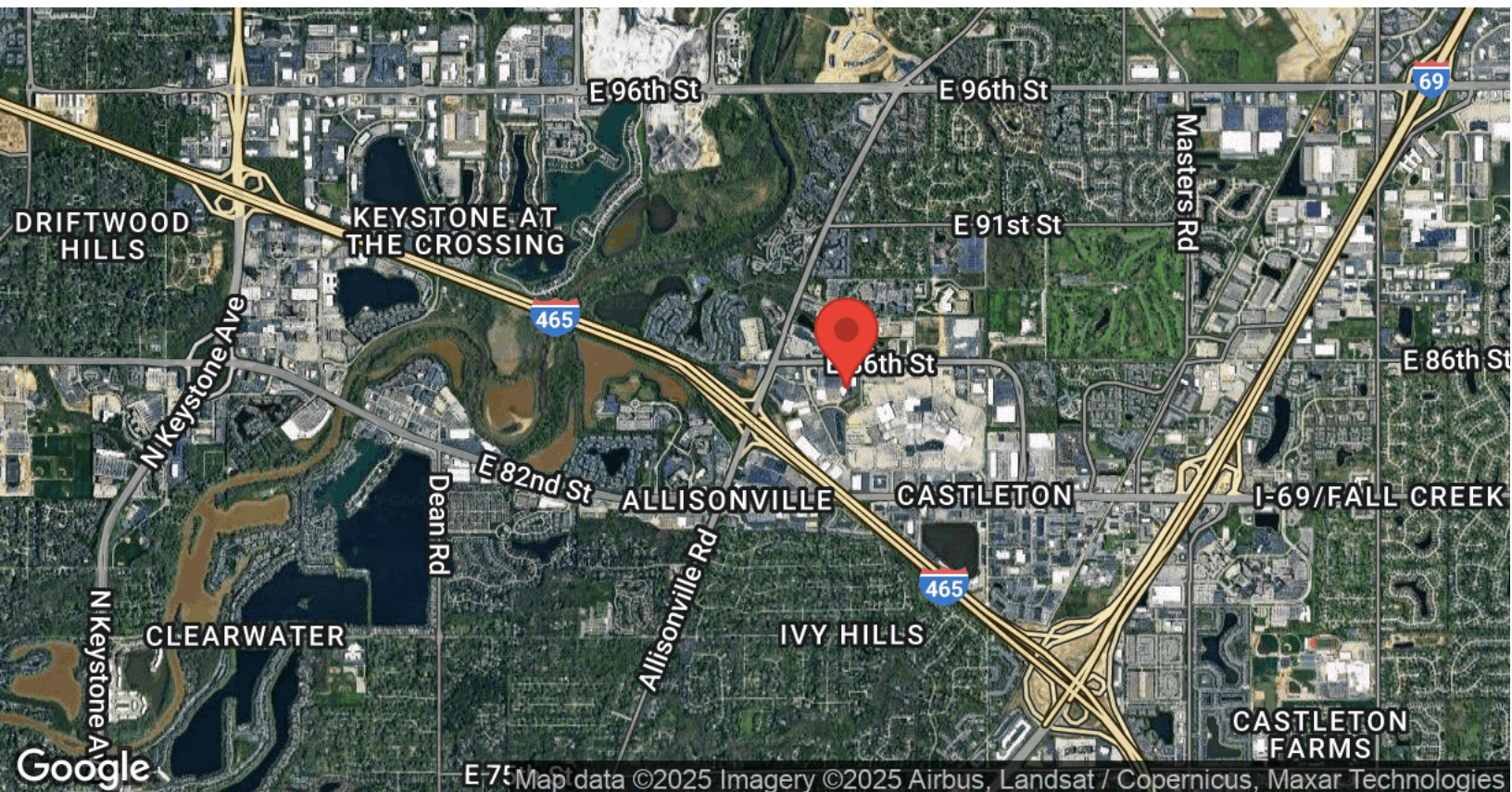
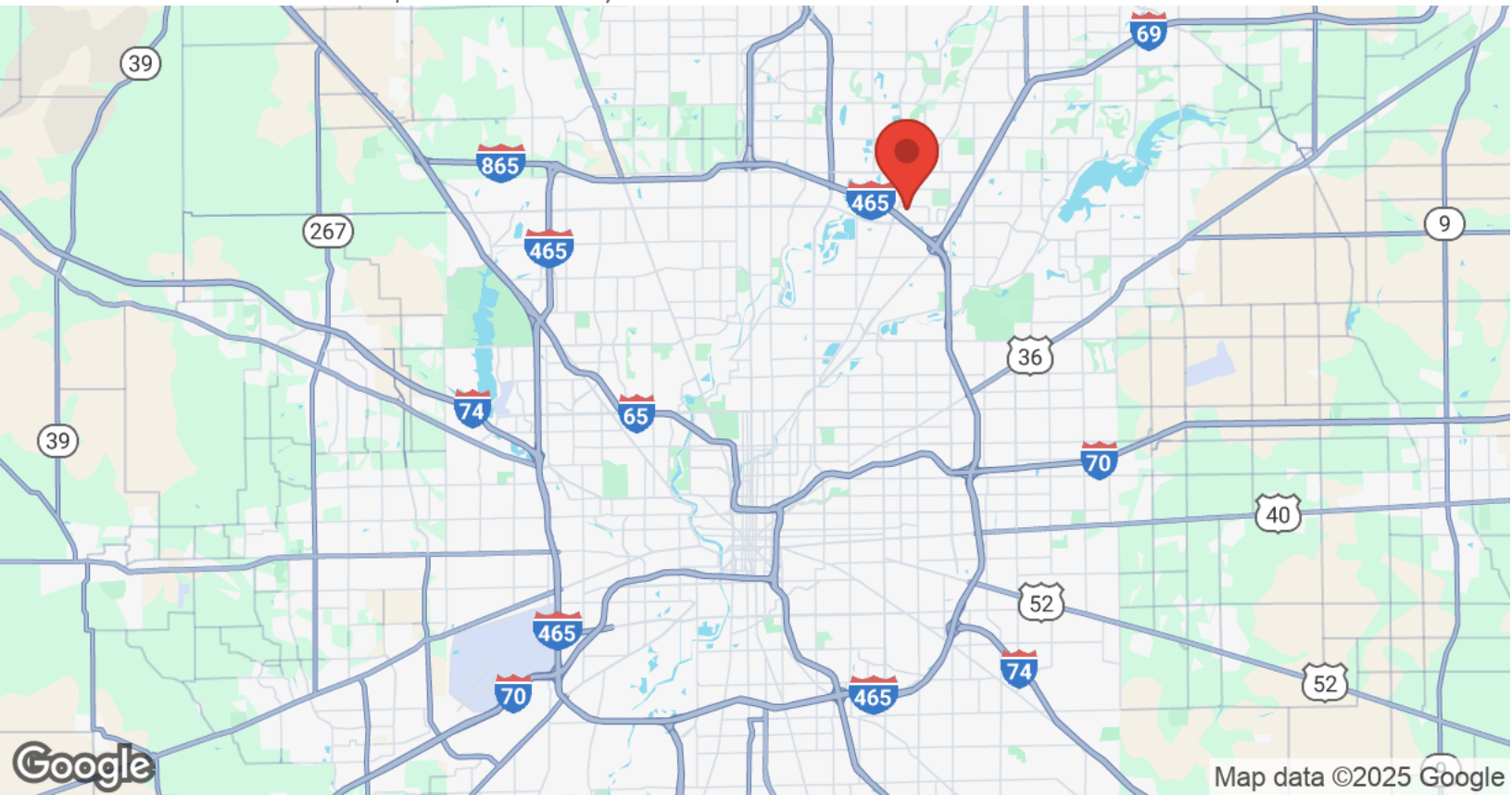
ALLISONVILLE

CASTLETON

**TRADER JOE'S**

# LOCATION MAPS

5701-5771 E 86TH ST | INDIANAPOLIS, IN 46250



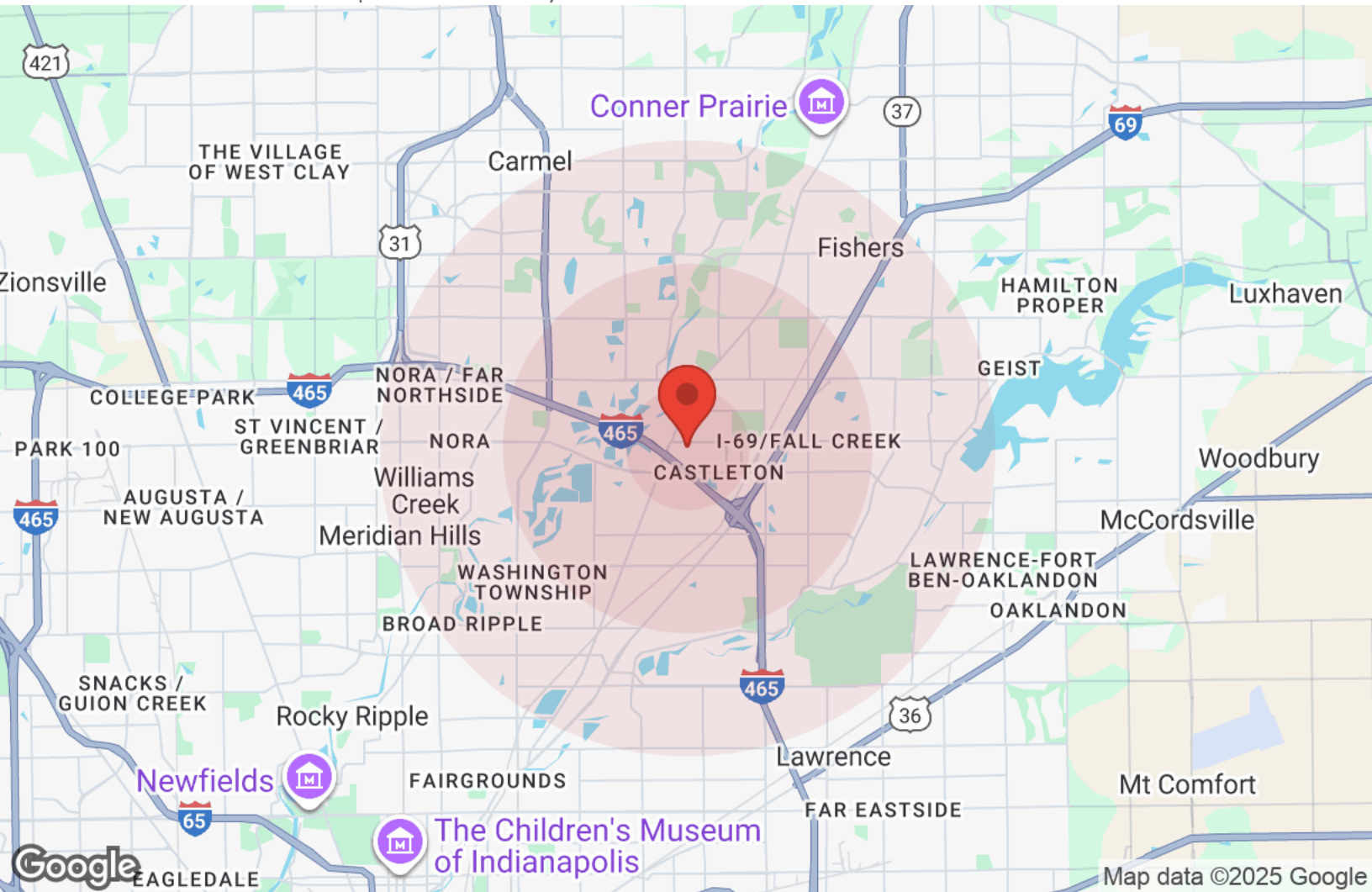
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# DEMOGRAPHICS

5701-5771 E 86TH ST | INDIANAPOLIS, IN 46250



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	3,780	27,713	81,986	Median	\$63,206	\$76,680	\$88,136
Female	3,833	29,319	86,595	< \$15,000	443	1,948	4,615
Total Population	7,613	57,032	168,581	\$15,000-\$24,999	151	939	2,663
				\$25,000-\$34,999	243	1,653	4,204
<b>Age</b>				\$35,000-\$49,999	589	3,186	7,731
Ages 0-14	1,205	9,359	28,666	\$50,000-\$74,999	1,077	5,622	14,464
Ages 15-24	1,228	6,611	19,454	\$75,000-\$99,999	728	3,584	9,141
Ages 25-54	3,919	23,378	67,643	\$100,000-\$149,999	495	4,584	13,436
Ages 55-64	554	6,704	21,167	\$150,000-\$199,999	261	2,369	8,699
Ages 65+	705	10,979	31,649	> \$200,000	89	3,293	12,008
				<b>Housing</b>			
<b>Race</b>				Total Units	4,473	29,686	83,882
White	4,018	38,023	115,680	Occupied	4,075	27,179	76,963
Black	2,108	10,802	27,984	Owner Occupied	529	14,306	45,757
Am In/AK Nat	12	57	152	Renter Occupied	3,546	12,873	31,206
Hawaiian	N/A	11	34	Vacant	398	2,507	6,919
Hispanic	878	4,494	12,323				
Asian	340	2,110	7,957				
Multi-Racial	229	1,449	4,198				
Other	27	91	253				

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