

LEASE

RETAIL



# KEYSTONE PLAZA



### PROPERTY OVERVIEW

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 5,250 SF.

### PROPERTY HIGHLIGHTS

- Anchored by national retailers such as Citi Trends, Dollar Tree, Rainbow, Planet Fitness, Napa Auto Parts, 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 which is expected to open in June of this year

LEASE RATE	CONTACT BROKER
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Shopping Center GLA	173,708 SF
Available Spaces	+/- 606 - 5,250 SF
Zoning Classification	C-5



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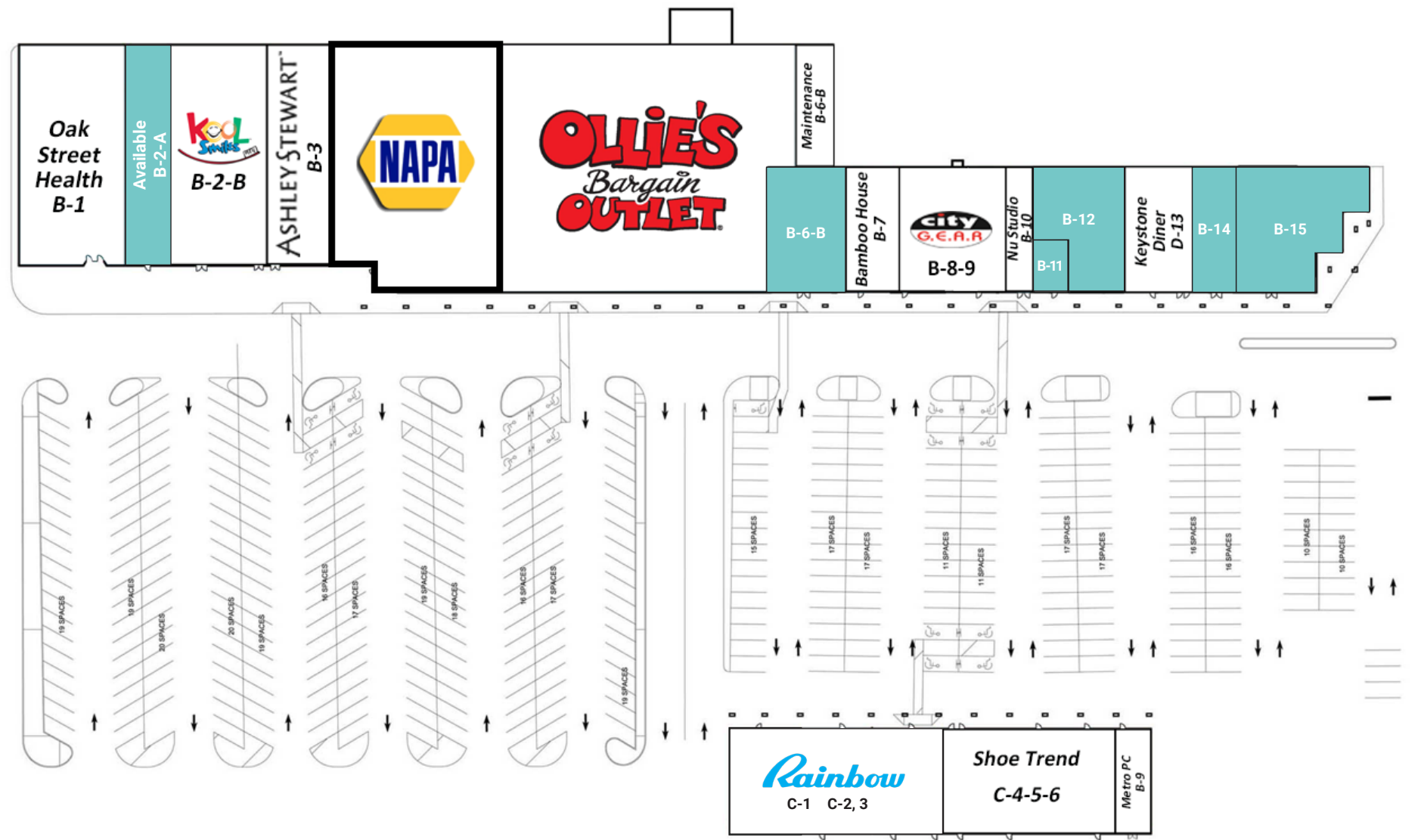
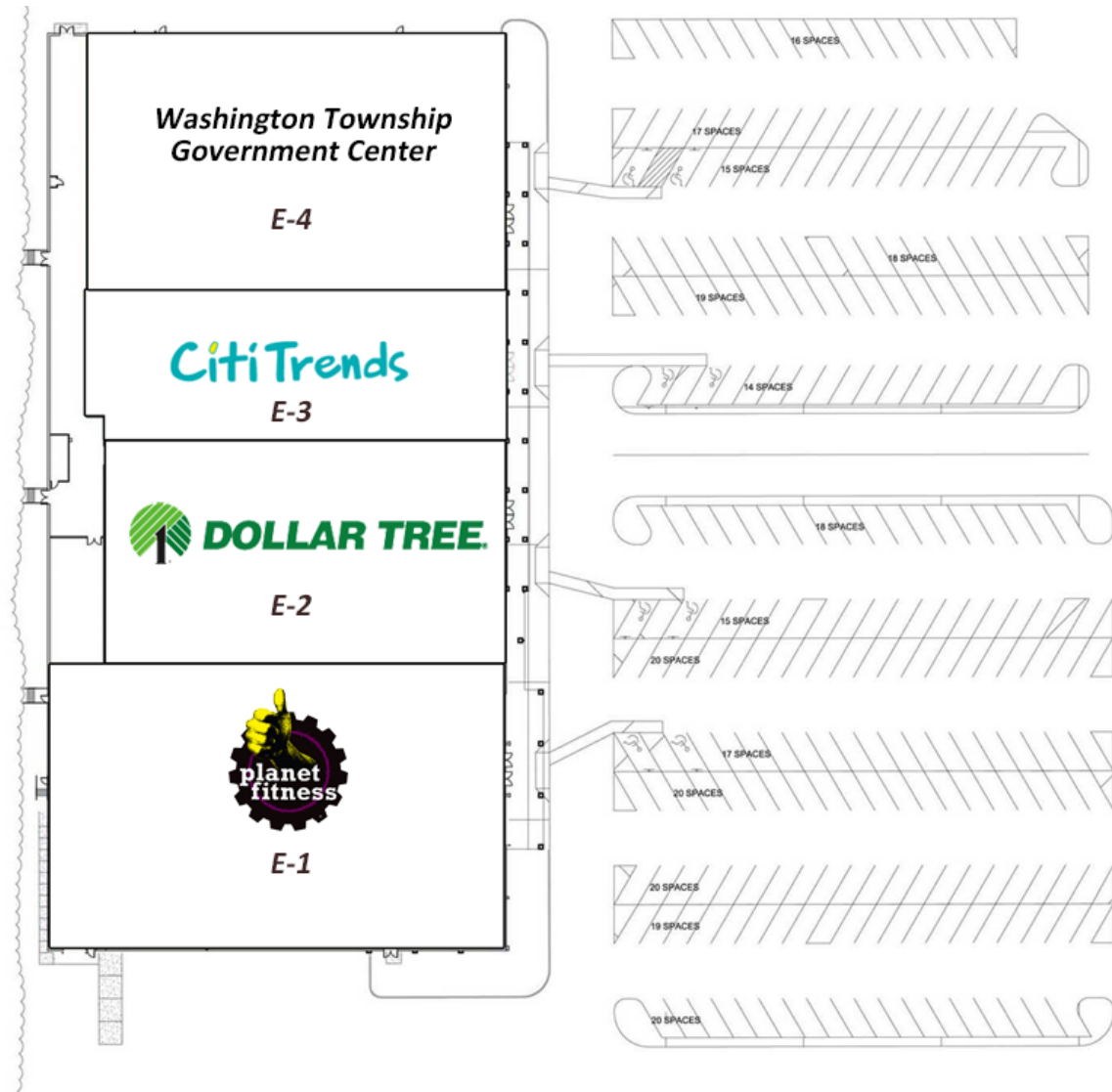
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## Availabilities

Unit	Tenant	SF
B-1	Oak Street Health	7,500
B-2-A	<b>Available @ \$12 psf</b>	3,150
B-2-B	Kool Smiles	6,875
B-3	Ashley Stewart	4,500
B-4 & B-5-A	Napa Auto Parts	10,357
B-5	Ollie's	25,398
B-6-B	<b>Available @ \$14 psf</b>	3,115
B-7	Bamboo House	1,600
B-8	City Gear	2,000
B-9	City Gear	2,068
B-10	NuStudio	1,050
B-11	<b>Available @ \$26 psf</b>	606

Unit	Tenant	SF
B-12	<b>Available @ \$14 psf</b>	2,240
B-13	Keystone Deli	2,700
B-14	<b>Available @ \$16 psf</b>	1,540
B-15	<b>Available @ \$20 psf</b>	5,250
C-1	Rainbow	2,400
C-2, 3	Rainbow	4,644
C-4, 5, 6	Shoe Trend	6,000
C-7	Metro PC	1,200
E-1	Planet Fitness	25,000
E-2	Dollar Tree	17,000
E-3	Citi Trends	11,835
E-4	Washington Township	20,299

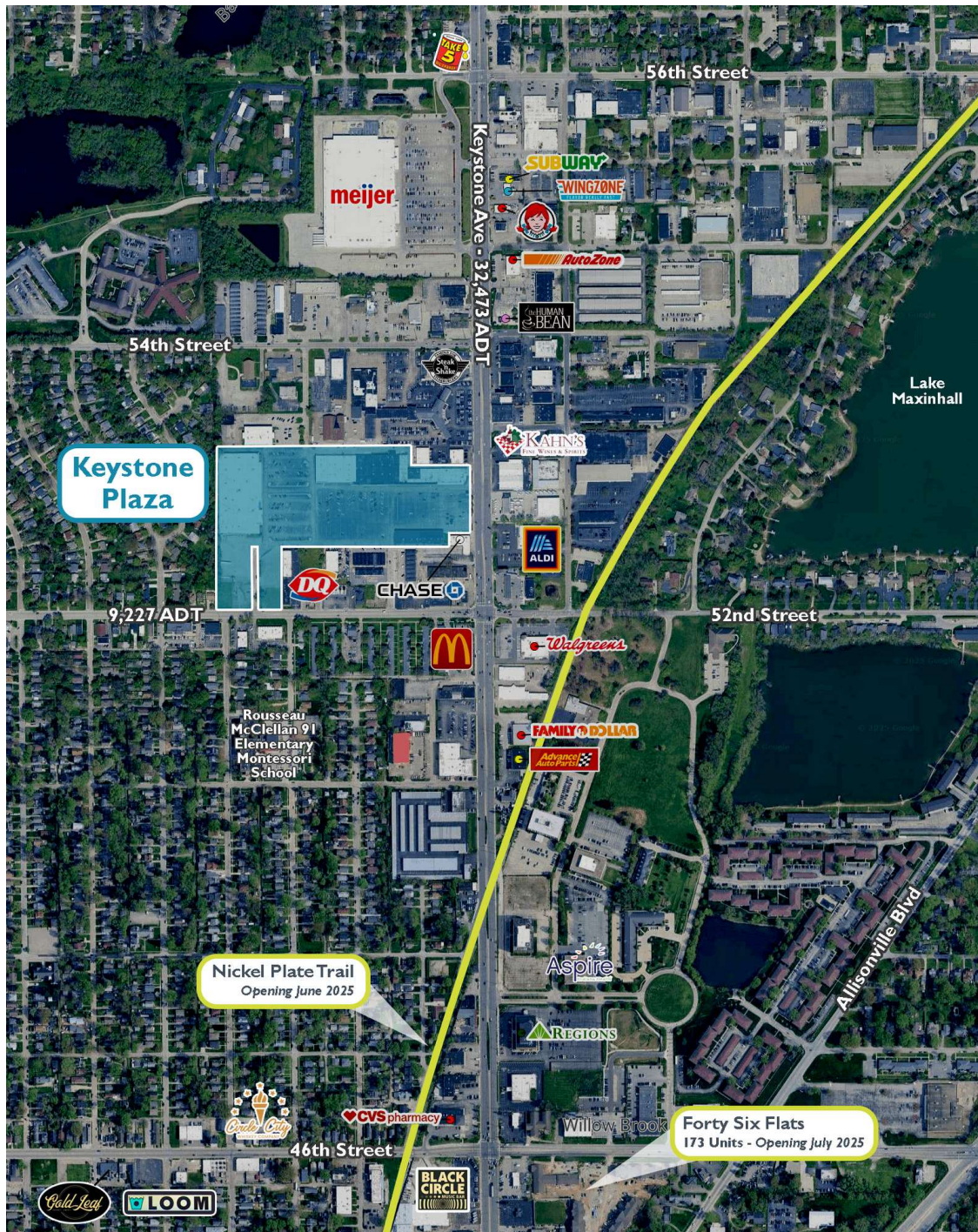


# SURROUNDING RETAILERS MAP

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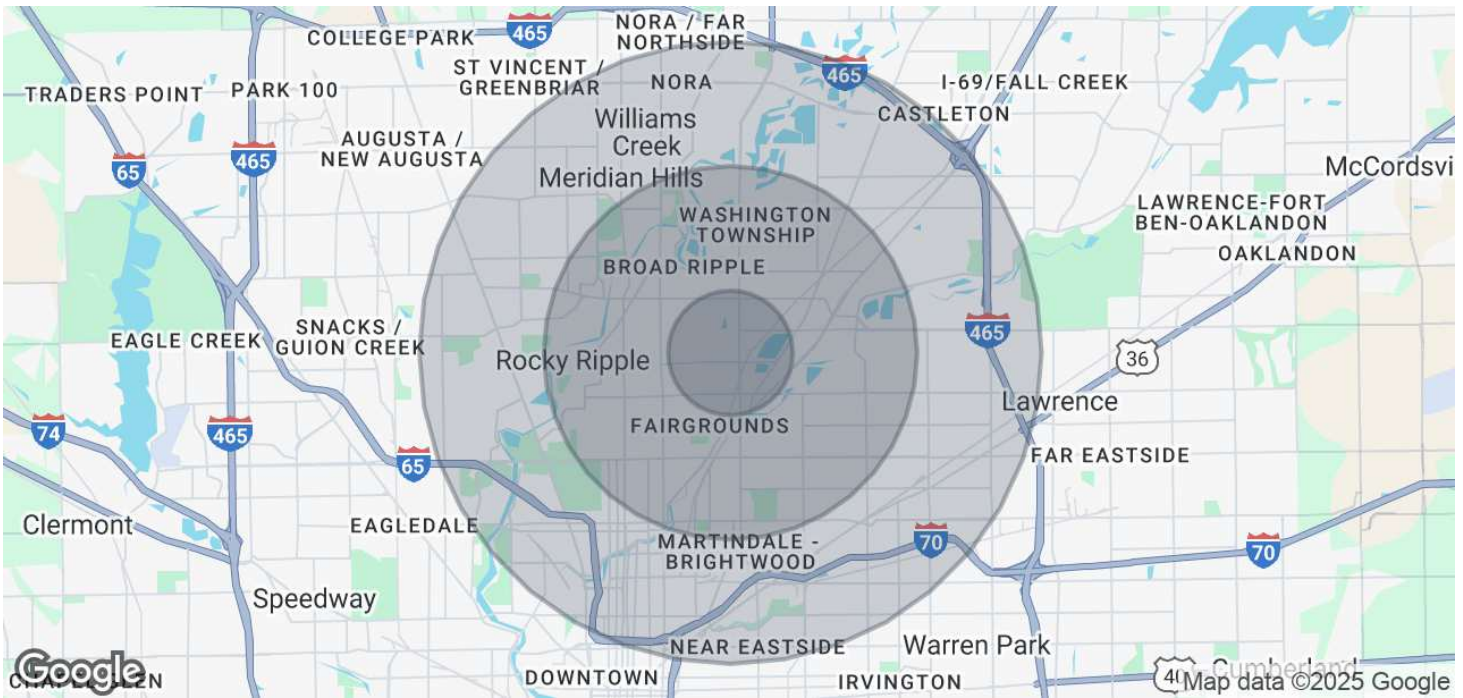


# DEMOGRAPHICS MAP & REPORT

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,069	97,214	236,522
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,246	43,215	105,233
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$93,644	\$107,377	\$96,795
Average House Value	\$297,854	\$342,063	\$330,884

Demographics data derived from AlphaMap

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