



6925 S. Franklin Rd.  
 Indianapolis, IN 46259



**PROPERTY DESCRIPTION**

Join Cold Stone Creamery, Magoo's Pizza, and Fashion Nail Spa. A newly constructed 10,800SF center with 3 available suites on the NEC of Southport Rd and Franklin Rd in Indianapolis, IN.

- \$28.00-\$32.00/SF, NNN
- 5,400 SF Available; Demisable to 1,800 SF
- Whitebox Delivery
- Excellent neighborhood center strategically located in the heart of Franklin Township at the NEC of Southport Road and Franklin Road
- Located in close proximity to Franklin Central High School and five elementary schools
- Pylon Signage Available
- Strong demographics with high average household income

**OFFERING SUMMARY**

Lease Rate:	\$28.00 - 32.00 SF (NNN)
Number of Available Units:	3
Available SF:	5,400 SF
Building Size:	10,800 SF

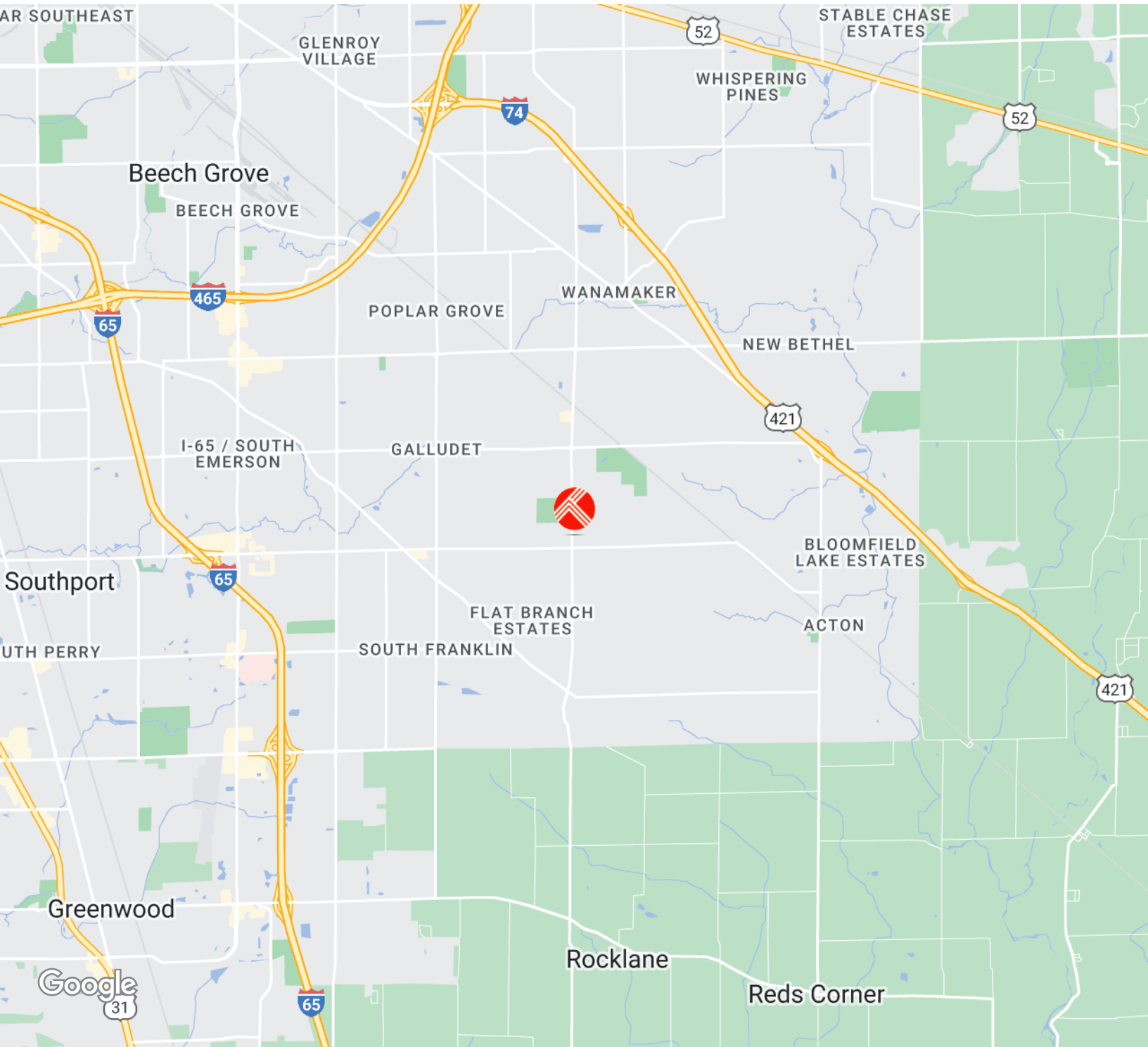
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,217	13,304	33,730
Total Population	4,182	36,684	87,537
Average HH Income	\$147,899	\$101,084	\$83,084





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## Regional Map





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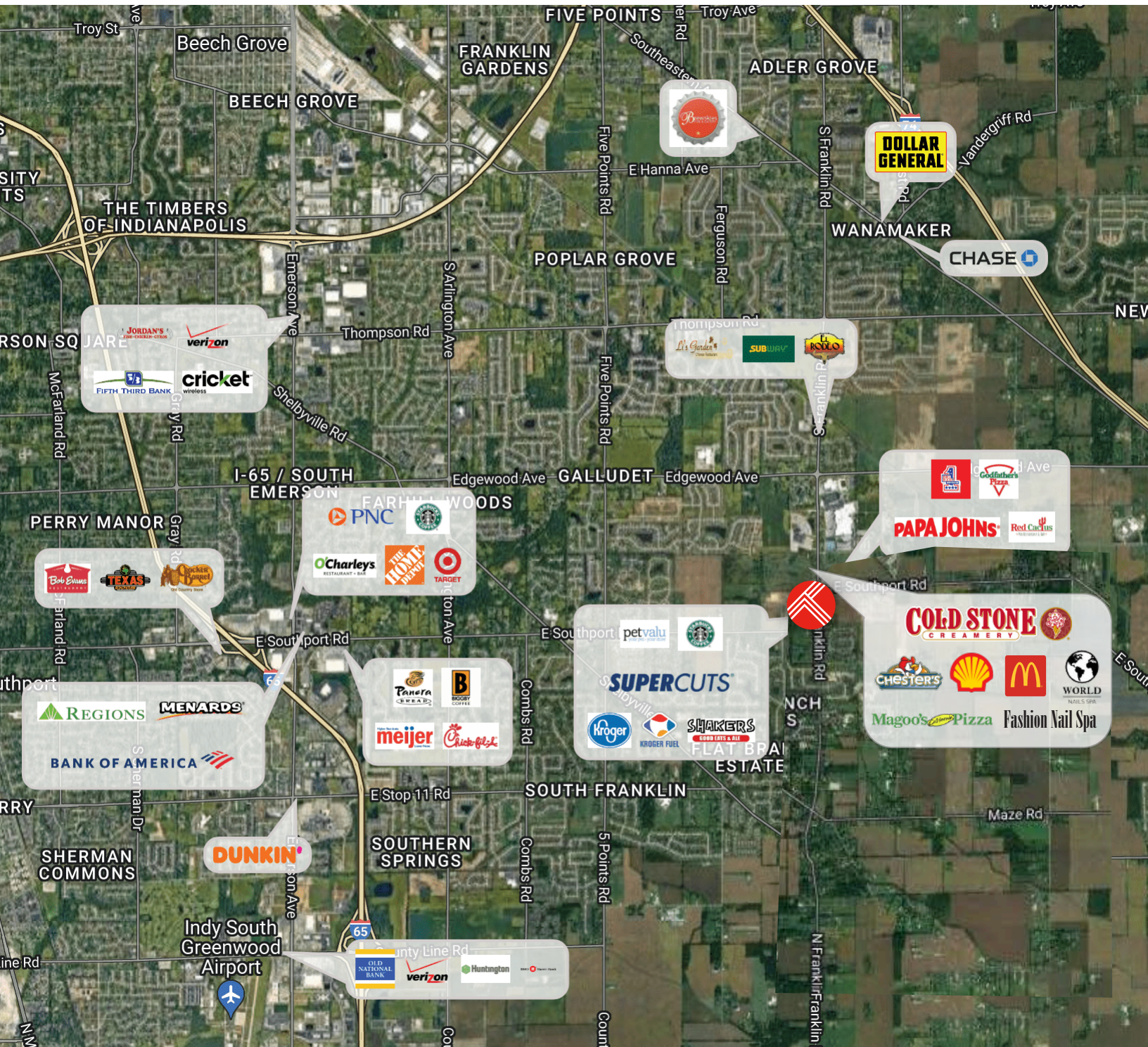






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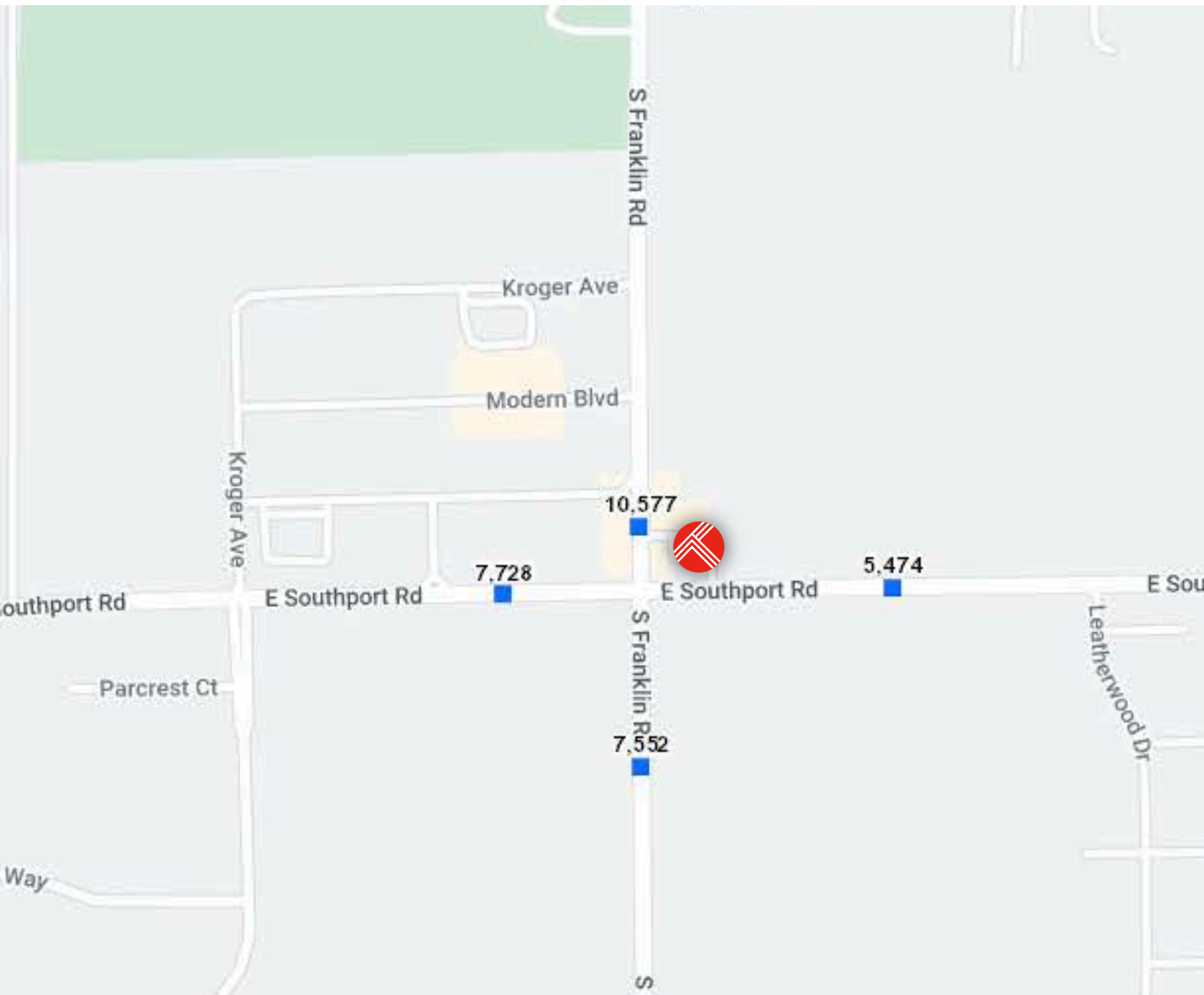
## Surrounding Businesses





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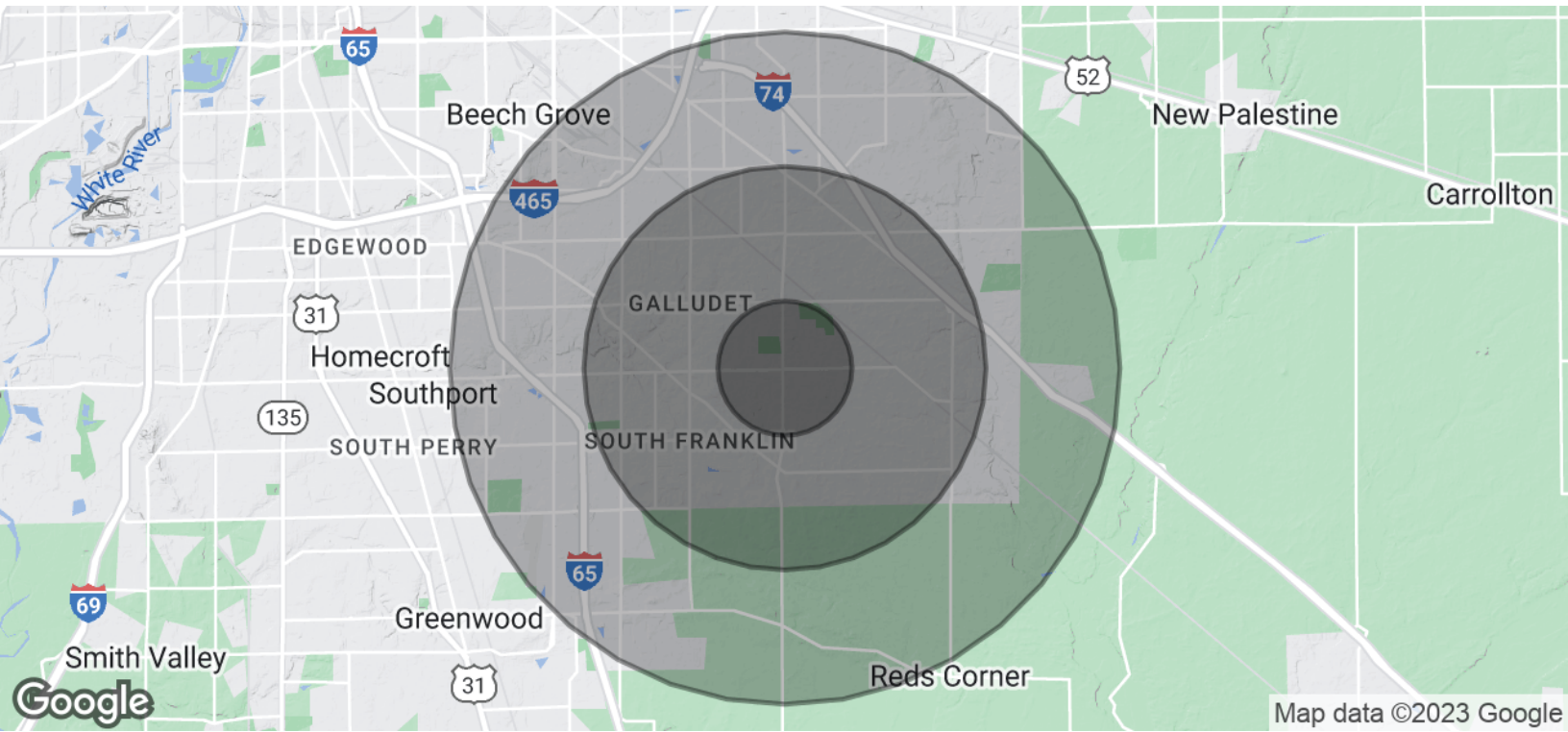
## Traffic Volume





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Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,182	36,684	87,537
Average Age	34.6	35.8	36.6
Average Age (Male)	28.1	32.6	34.6
Average Age (Female)	37.2	37.4	37.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,217	13,304	33,730
# of Persons per HH	3.4	2.8	2.6
Average HH Income	\$147,899	\$101,084	\$83,084
Average House Value	\$364,225	\$216,280	\$182,033

\* Demographic data derived from 2020 ACS – US Census

