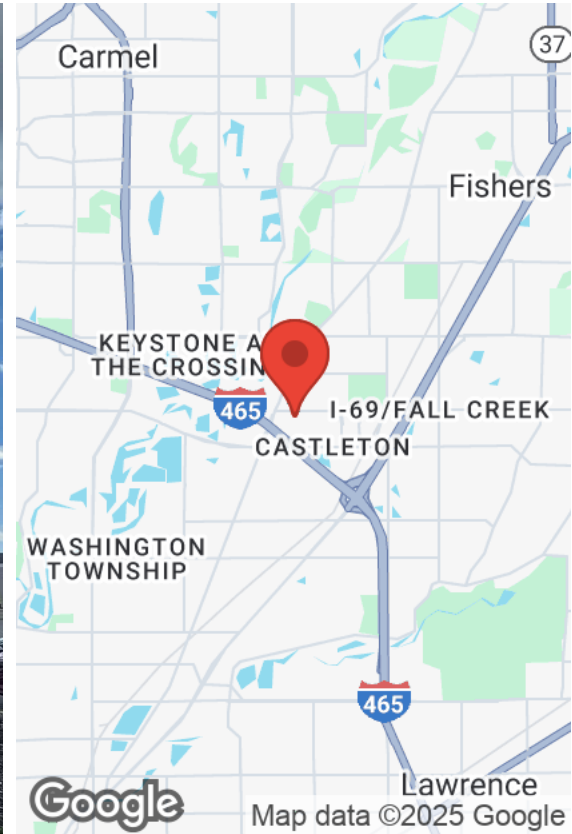


FOR LEASE: 2ND GEN RESTAURANT SPACE

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



Property Details

Available SF:	7,200 Square Feet
Type:	2nd Generation Restaurant
Storefront Type:	End-Cap w/Built Up Facade
Lease Rate:	\$20.00/SF/YR NNN
NNN Expenses:	\$5.67/SF/YR (2026 est)
Est. Monthly Expense:	\$15,402/mo (Rent+NNNs)
Available:	6/1/2026
Building SF:	63,176
Lease type:	NNN Lease
Parking Ratio:	7.91/1,000 SF
Zoning:	Commercial - C4

Property Highlights

- Rare 2nd Generation Restaurant Availability in Castleton Submarket
- Endcap visibility with a built-up Facade
- Join Golf Galaxy, Smiley Entertainment, Harbor Freight, Bugambillas Mexican Cuisine, 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
- Fully built out restaurant & bar space - move-in ready
- 3-WAY LIQUOR LICENSE OWNED BY BUILDING & AVAILABLE FOR IMMEDIATE USE
- AVAILABLE FOR OCCUPANCY JUNE 1, 2026

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

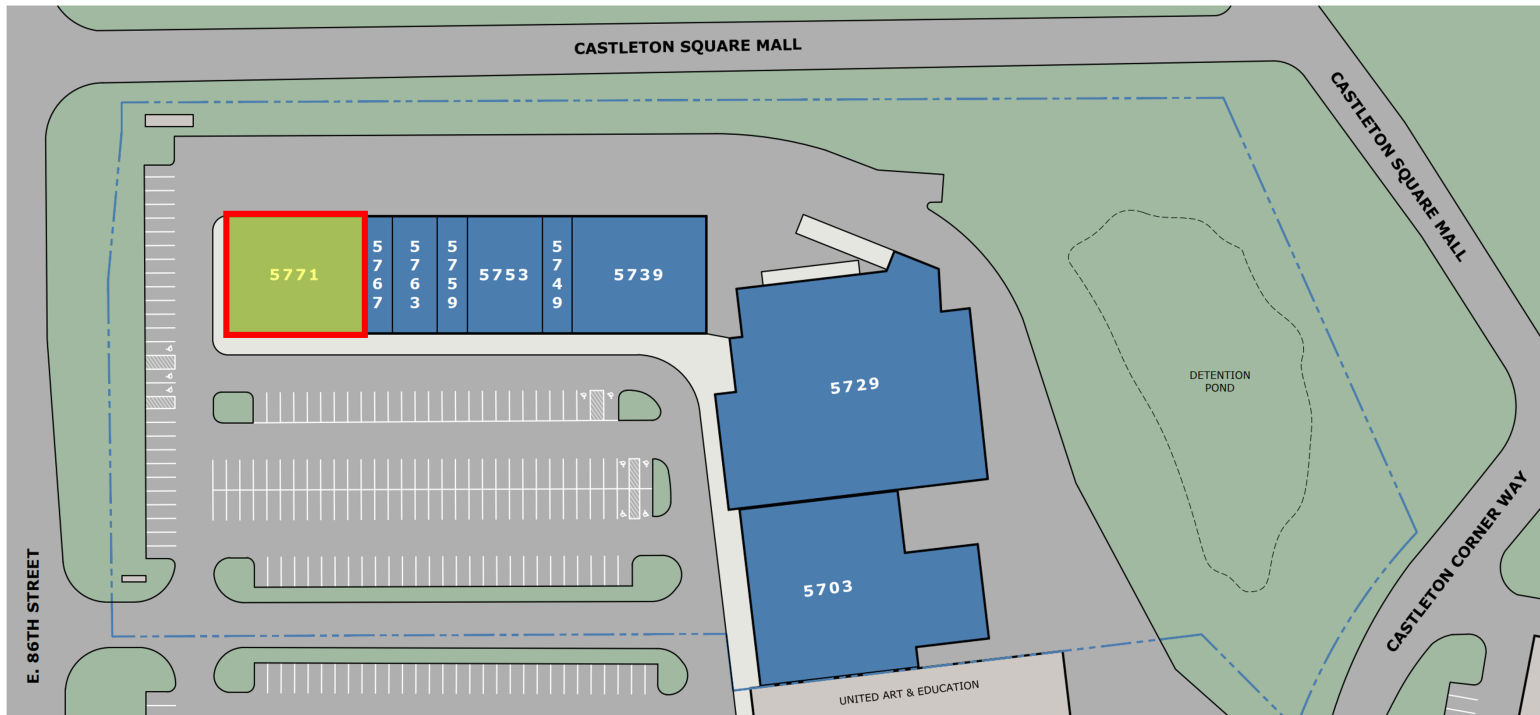
SHOOK REALTY GROUP
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AVAILABILITY & SITE PLAN

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	FOREVER FURNITURE, LLC	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	AVAILABLE	7,200
9 UNITS		63,176



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



Available Suites

Suite	Size	Rate	Term	Use	Type	Condition	Available
5771	7,200 SF	\$20.00/SF/YR	5+ Years	Restaurant	NNN Lease	Renovated Jan 2026	November 2025

Suite Highlights

- Endcap 2nd Gen Restaurant with approximately 3,500 SF of Dining Room, 1,000 SF of Bar Area, and ample back of house space
- 170 feet of space frontage with built-up facade for defined and differentiated branding and visibility
- Very well-maintained suite - fully operational restaurant today
- AVAILABLE JUNE 2026

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PROPERTY PHOTOS

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BUSINESS MAP

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



MICRO CENTER
computers & electronics

ASHLEY

BOB'S FURNITURE
www.bobsfurniture.com

5.11

Melting Pot

Castleton Square Pavilion

Forever Furniture

HARBOR FREIGHT

SMILEY

GOLF GALAXY

GAME SHOW

COSTCO
WHOLESALE

MCL
RESTAURANT & BAKERY

Castleton Commons

DXL GROUP

Water & Power

Castleton Commons

Simon Malls

Juicy
SWEETS ONLY

Castleton Commons

FLOOR & DECOR

AVES

Castleton Square Mall

SIMON MALLS

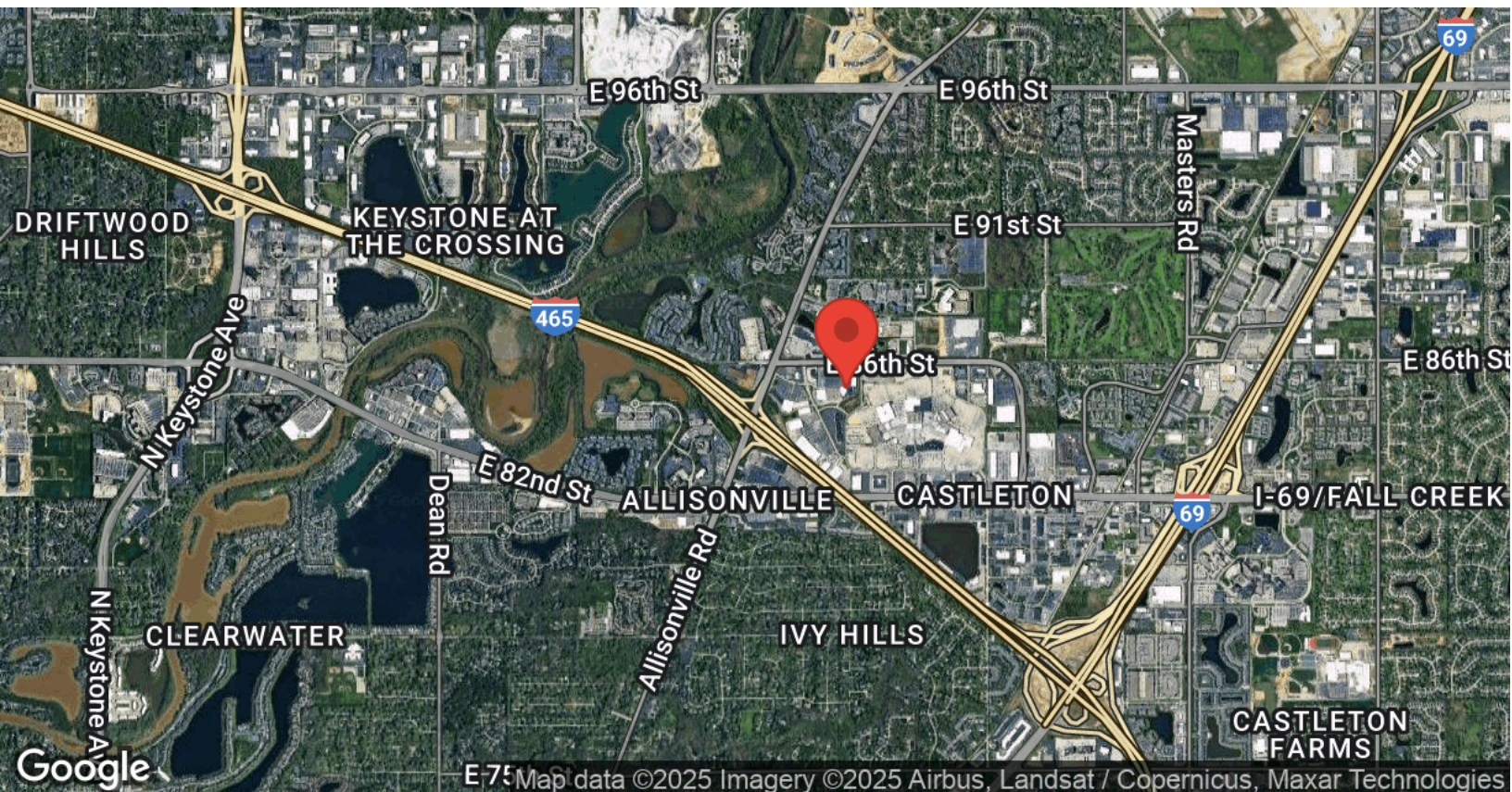
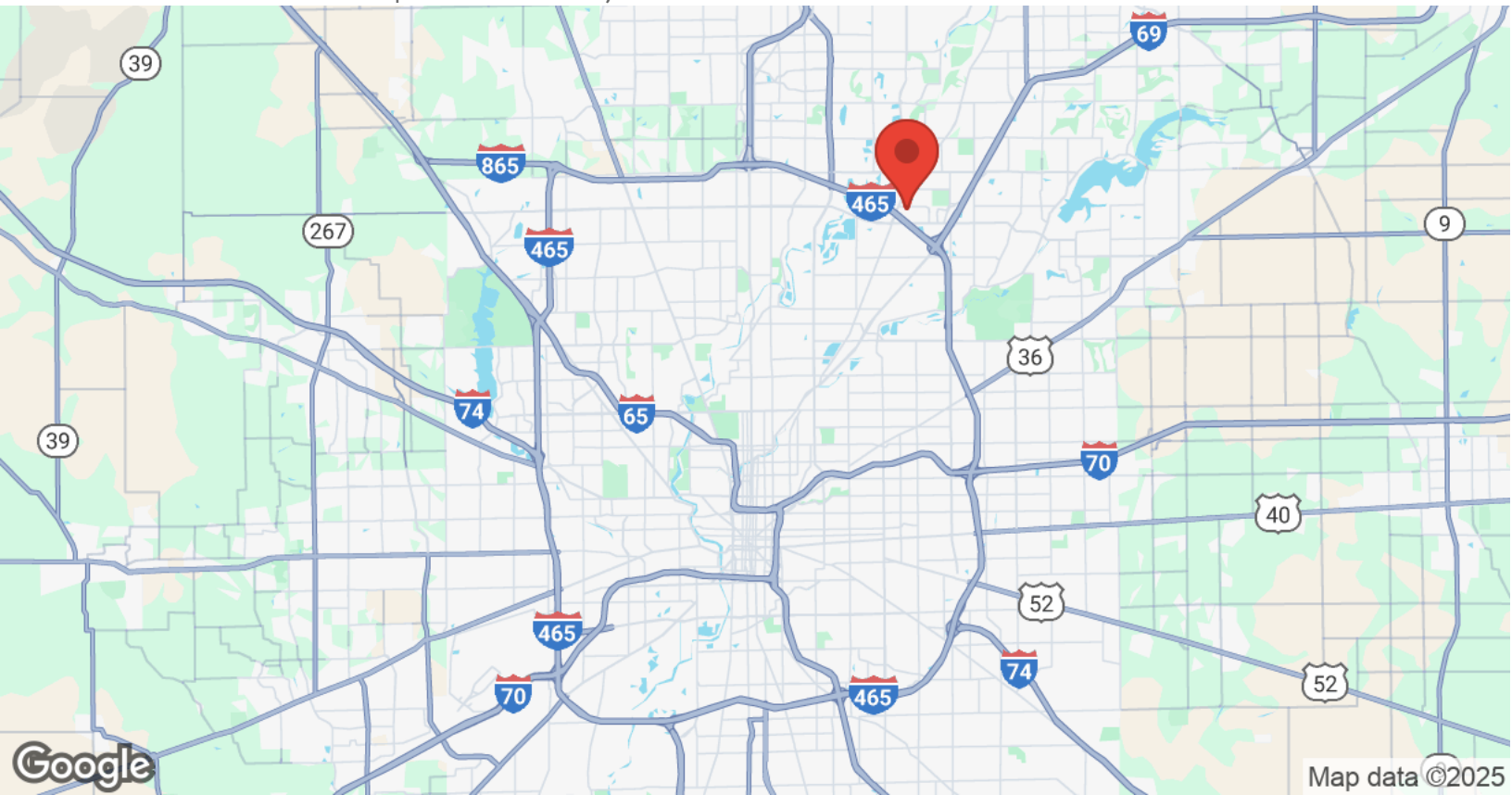
VON MAUR
CAROLINA

JCP

DICK'S
SPORTING GOODS

LOCATION MAPS

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



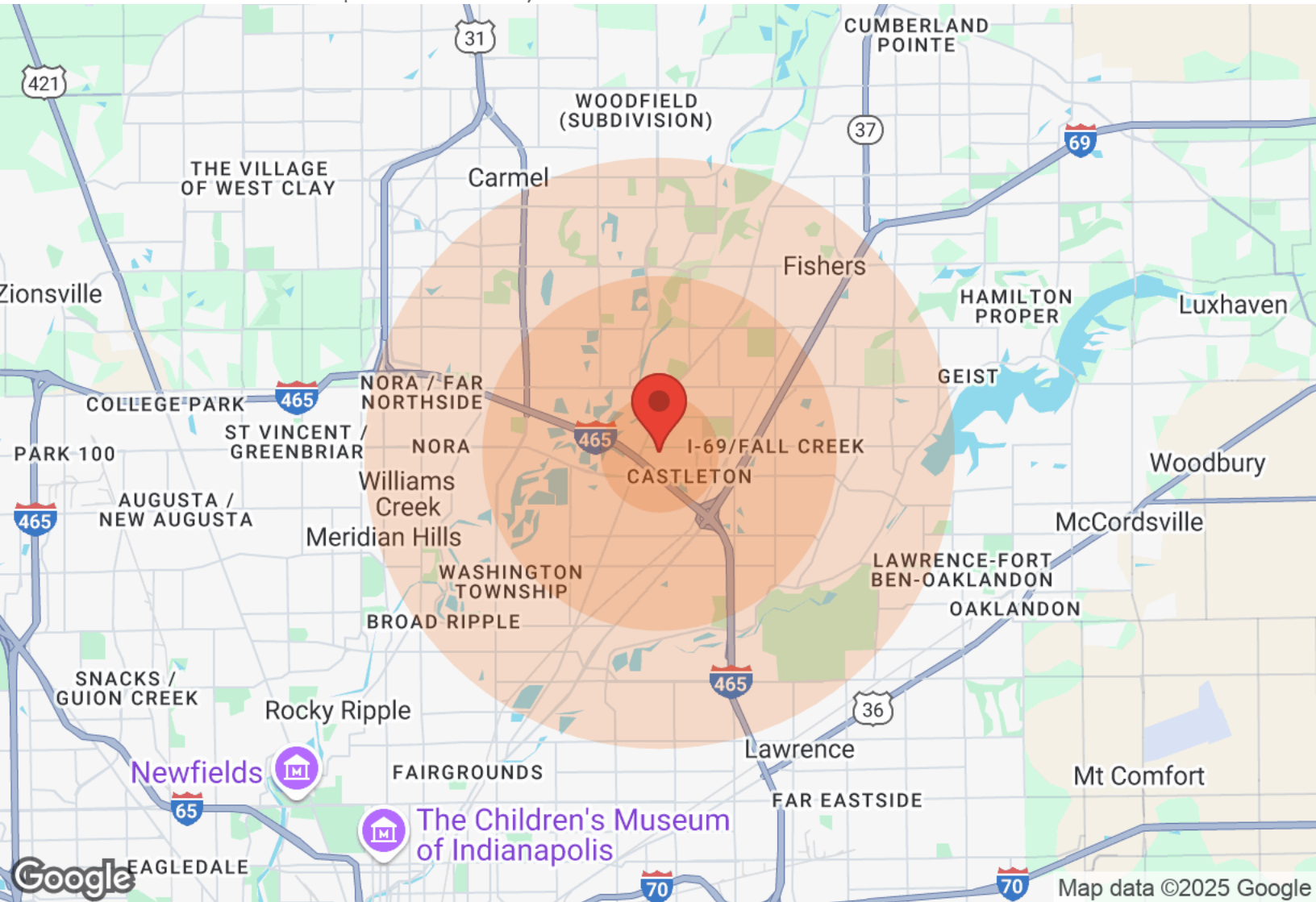
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DEMOGRAPHICS

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



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,305	25,685	80,890	Median	\$43,201	\$68,839	\$65,112
Female	3,924	27,420	85,396	< \$15,000	457	1,965	4,989
Total Population	8,229	53,105	166,286	\$15,000-\$24,999	551	1,910	5,980
				\$25,000-\$34,999	736	2,956	7,582
				\$35,000-\$49,999	898	3,899	10,096
				\$50,000-\$74,999	1,187	5,035	14,257
				\$75,000-\$99,999	276	3,360	9,857
				\$100,000-\$149,999	365	3,443	11,129
				\$150,000-\$199,999	14	1,366	5,066
				> \$200,000	43	1,326	4,239
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,418	9,582	31,718	Total Units	5,108	28,113	80,421
Ages 15-24	556	5,667	20,220	Occupied	4,557	26,066	74,787
Ages 25-54	4,996	23,017	66,203	Owner Occupied	545	14,167	46,906
Ages 55-64	640	6,601	21,351	Renter Occupied	4,012	11,899	27,881
Ages 65+	619	8,238	26,794	Vacant	551	2,047	5,634
Race	1 Mile	3 Miles	5 Miles				
White	5,850	42,832	132,465				
Black	1,165	6,030	22,172				
Am In/AK Nat	N/A	12	37				
Hawaiian	N/A	12	12				
Hispanic	1,237	3,850	8,260				
Multi-Racial	1,750	6,190	13,616				

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