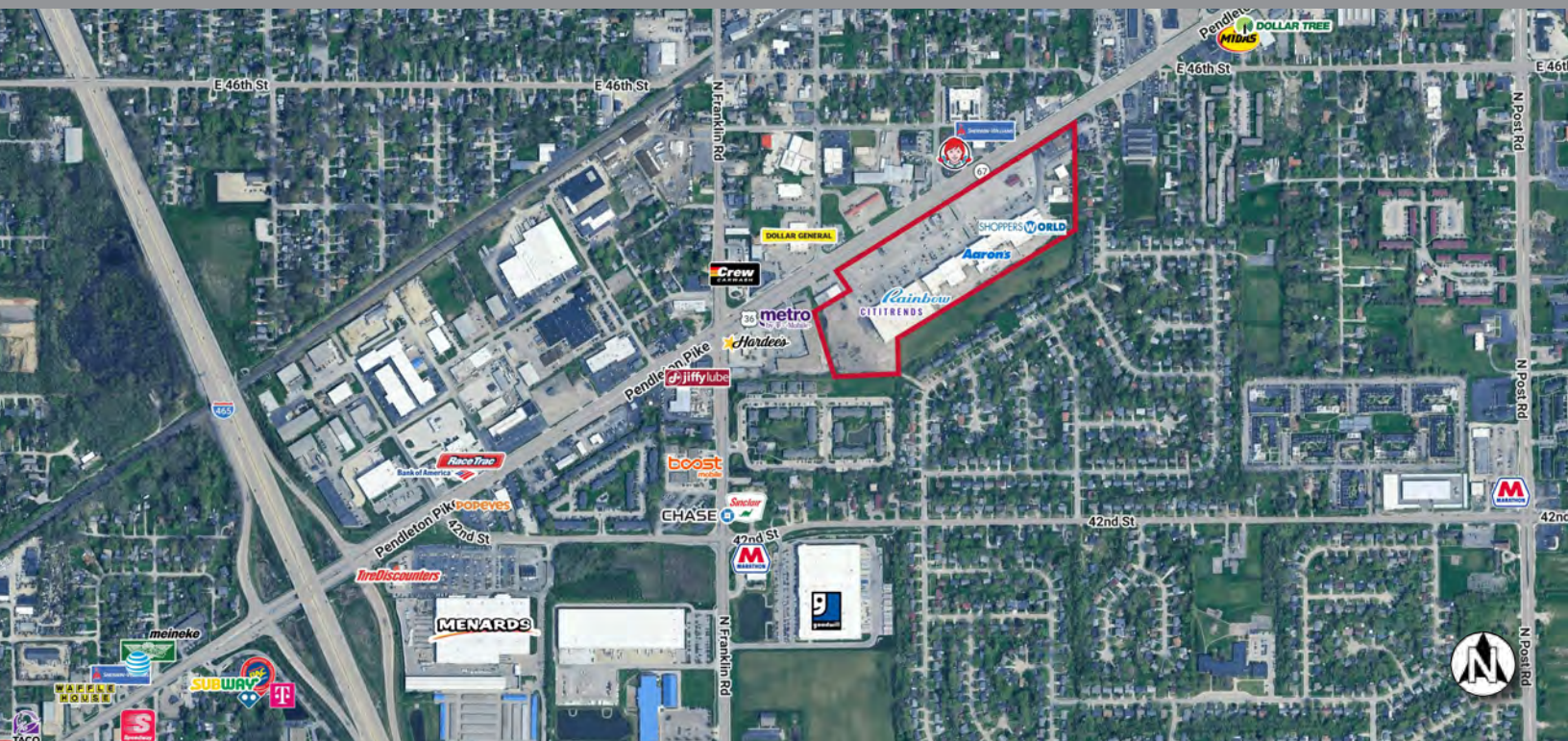


Esquire Plaza

8101-8401 Pendleton Pike
Indianapolis, IN 46226
Marion County



key features

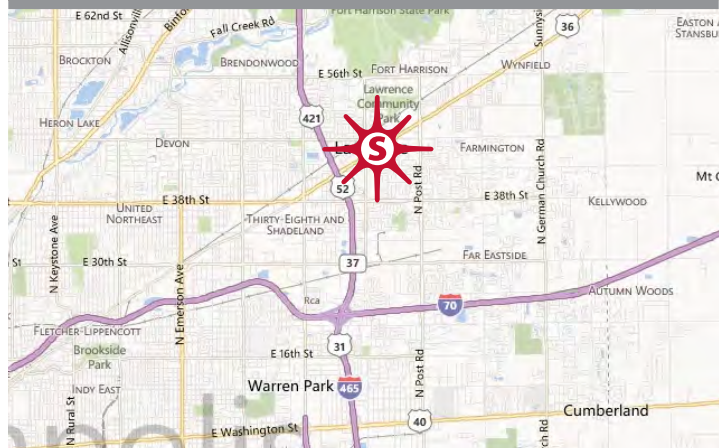
- primary center in Pendleton area with signalized entrance and great visibility and access to main northeast corridor
- great urban retail synergy and high retail sales volumes
- co-tenancy includes Shoppers World, Save A Lot, Citi Trends, City Gear, and Aaron's
- outlots available for future development
- daily traffic counts: 44,377 on Pendleton Pike; 14,506 on Franklin Road; and 166,068 on I-465

demographics

	1 mile	3 miles	5 miles
population	16,354	85,809	202,522
households	6,239	33,203	81,150
avg. household income	\$51,766	\$66,682	\$83,502
daytime population	7,821	56,503	142,572

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 1,640 – 2,400 sf



Tim Lee 317.524.7838 tlee@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com

sandor

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UNIT	TENANT	DIMS.	S.F.
8135	LA CANASTA	48 x 115 IRR	5,520
8137	DESTINY DENTAL	28 x 80	2,240
8139	DR. TAVEL	20 x 79	1,580
8141	SANDRA'S HAIR BRAIDING	14.8 x 79	1,176
8143	TERRAMAR RESTAURANT	37.1 x 125	4,641
8145	LEE BEAUTY	69 x 127.8	8,735
8201	CIRCLE CITY PHONE REPAIR	18.3 x 59	1,080
8205	FLORERIA EL PARAISO	30.2 x 55	1,661
8209	ROYAL NAILS & SPA	31.4 x 76.1	2,390
8211	V-TAX SERVICE	14 x 60	840
8213	EYES BY INDIA	12 x 55.2	662
8217	AARON'S	110 x 140	15,400
8237	J'S WINGS & SEAFOOD	19.3 x 64	1,237
8239	ACCEPTANCE INSURANCE	19.8 x 63.8	1,263
8241	CRICKET WIRELESS	21.1 x 77.3	1,622
8245	LA MICHOACANA ICE CREAM & DELI	37 x 61.3	2,269
8249	FREEWAY INSURANCE	25 x 75	1,875
8311	SHOPPERS WORLD	230 x 130 IRR	27,000

UNIT	TENANT	DIMS.	S.F.
8101-A1	RAINBOW	63 x 113	7,150
8101-A2	UNAVAILABLE	-	-
8101-B	SAVE A LOT	85 x 200	17,000
8101-C	CITY GEAR	50 x 200	10,000
8101-D	CITI TRENDS	65 x 200	13,000
8101-E	CENTERWELL SENIOR PRIMARY CARE	85 x 105	8,975
8101-F	UNAVAILABLE	-	-
8255	ART'S SKILLET	37 x 77 IRR	2,326
8345	MI CASITA	90 x 50 IRR	3,520
8347	TRINITY BROTHERS AUTO SERVICE	90 x 120 IRR	7,301
8375A	AVAILABLE - OUTLOT ENDCAP	25 x 65	1,640
8375B	BOOT STAR	36.6 x 65	2,380
8401	AVAILABLE - FORMER BANK	40 x 60	2,400

outlots

UNIT	TENANT	SIZE
A	AVAILABLE	±0.75 AC
B	AVAILABLE	±0.75 AC
C	AVAILABLE	±0.75 AC

