

Clearwater Shoppes

82nd Street and Dean Road, Indianapolis, Indiana

PROPERTY HIGHLIGHTS

- Clearwater Shoppes is located in the Clearwater Area on Indianapolis' north side, one of the city's most important affluent and commercial areas.
- Keystone at the Crossing and Simon-owned Fashion Mall at Keystone are just west of Clearwater Shoppes.
- Clearwater Shoppes is an impressive mix of home furnishings, bridal attire, and personal services.
- Signalized intersection.
- Easy Access.
- GLA: 45,937
- MSA: Indianapolis, IN
- Key Tenants are Elan Furs, Nancy's Bridal, Animal Dermatology Clinic, and Copper Creek Canyon.

LEASING CONTACT:

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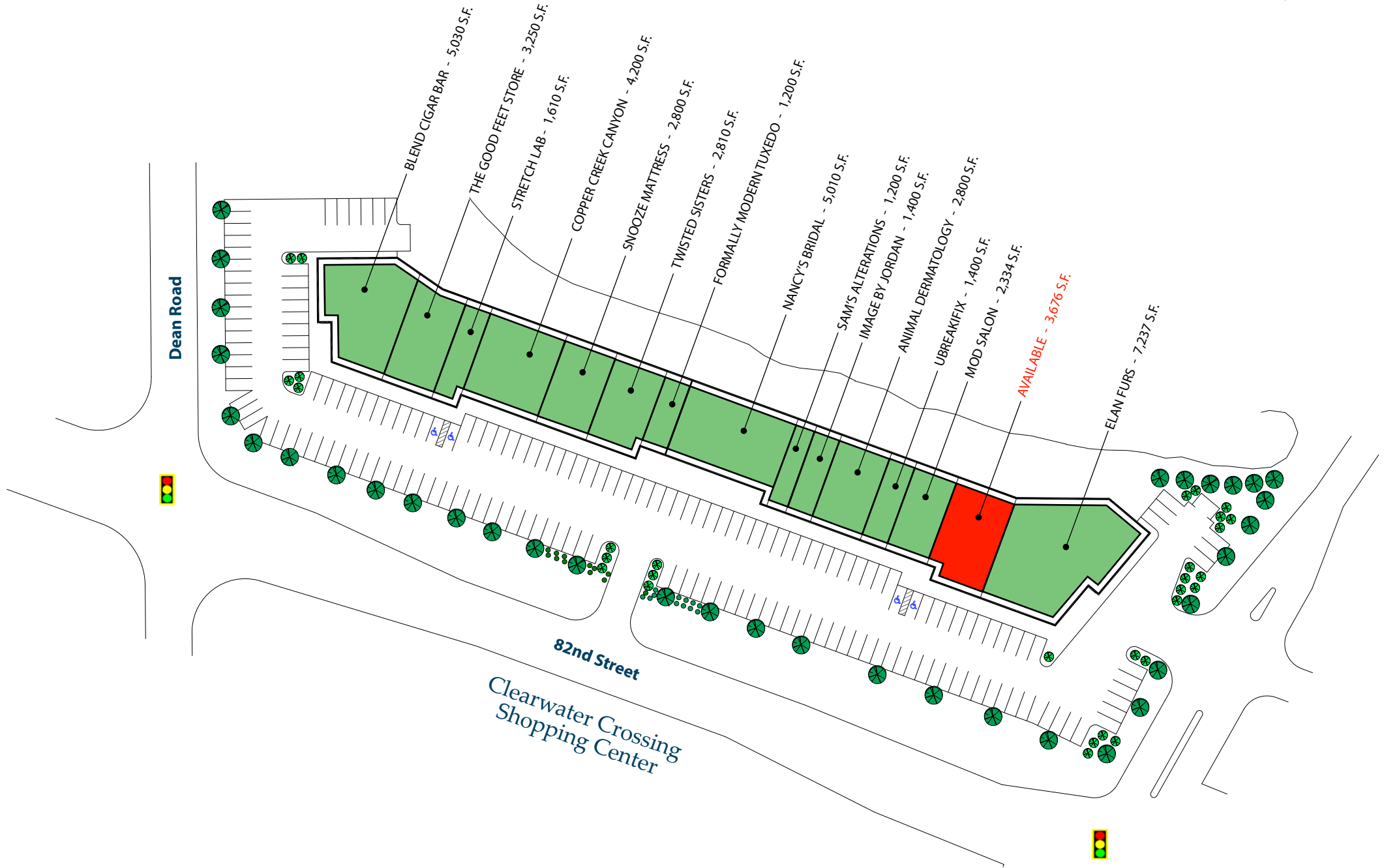
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Clearwater Shoppes

Indianapolis, Indiana



SITE DATA

TOTAL BUILDING AREA	
Total Building Area	45,957 S.F.
PARKING SPACES (PARKING RATIO IS ASSUMED: 1 SPACE/250 S.F. OF BLDG.)	
Standard Spaces	180 Spaces
Handicap Spaces	4 Spaces
TOTAL SPACES PROVIDED	184 Spaces

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	60,267	61,222	176,309	180,101	792,498	818,056
Daytime Population	94,439		273,151		887,457	
Households	29,716	30,381	82,408	84,593	326,284	338,147
Average HH Size	2.01	2.00	2.11	2.10	2.39	2.38
Average HH Income	\$117,990		\$127,310		\$122,011	
Median HH Income	\$78,879	\$88,781	\$88,411	\$102,226	\$83,105	\$96,915
Per Capita Income	\$58,258	\$64,812	\$59,618	\$66,250	\$50,254	\$55,894

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
29,976	82nd Street	Allisonville Road	I-465
23,137	82nd Street	Dean Road	Allisonville Road
44,441	86th Street	Keystone Avenue	Keystone Crossing
149,338	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

