

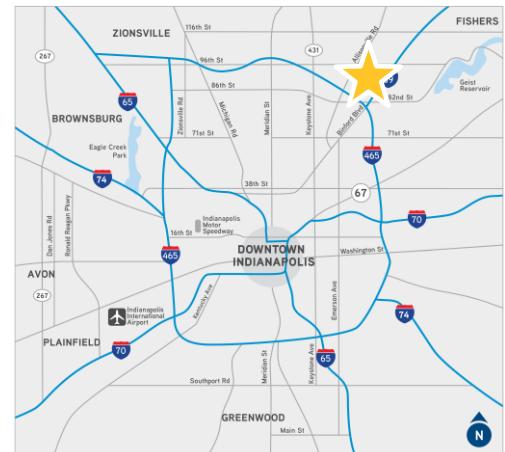


Located along Castleton retail corridor

Excellent visibility

METROPLEX CENTER FOR LEASE | 8255 Craig Street | Indianapolis, IN

- ± 1,200 SF available
- Directly across the street from the Castleton Office Park which consists of 1.1 Million SF and Castleton Square Mall
- Adjacent to future Nickel Plate rails to trail linking Indianapolis with Fishers and Noblesville
- Located at a signalized intersection
- Join Le Peep, Mari's Barber Salon, PIP Printing, Salon Centric, Super Mercado and Los Cabos Mexican Grill
- Adjoining tenants: Starbucks and Qdoba
- Pylon signage available



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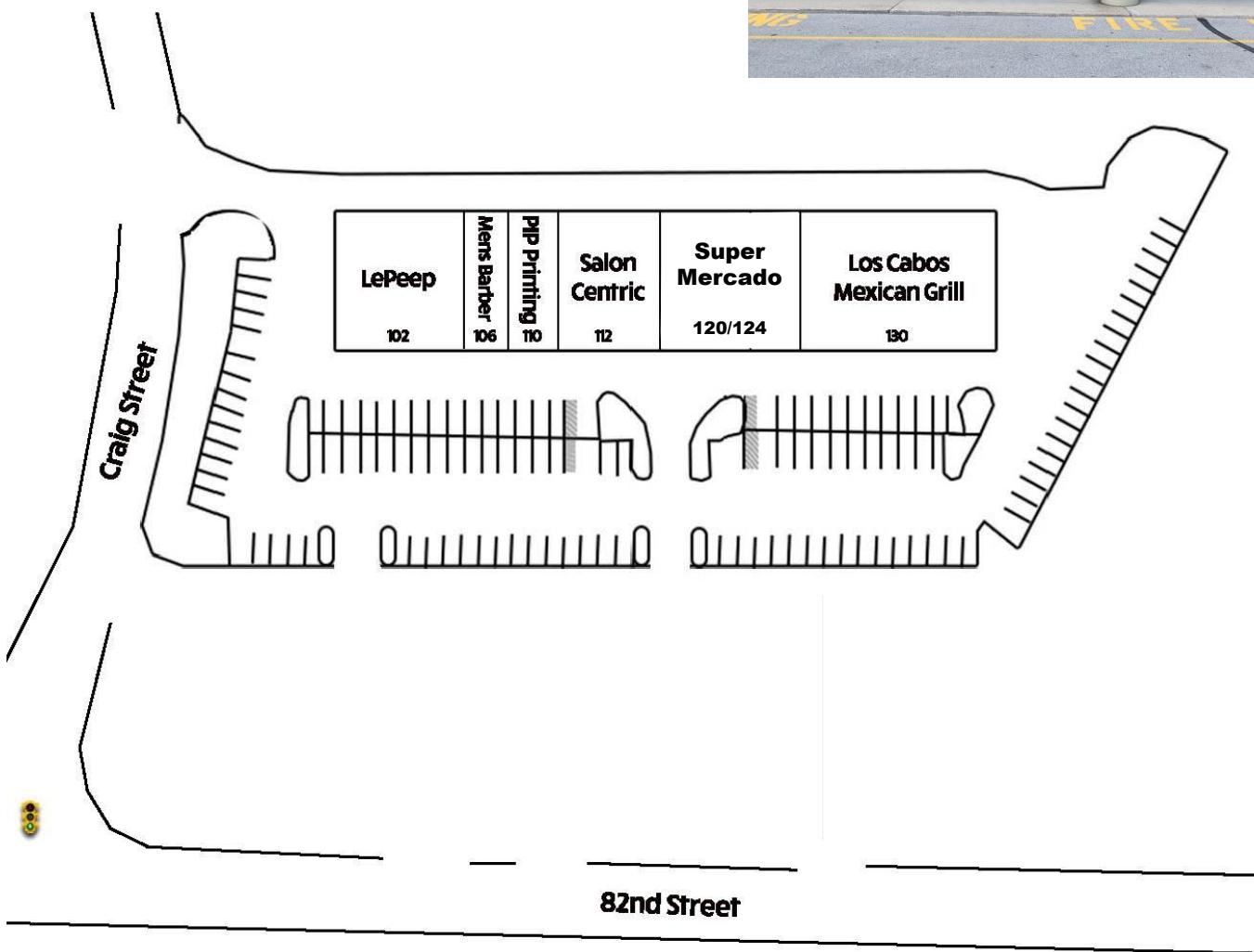
Exterior Photos



Property Information, Photos + Site Plan



| | |
|-----------------|---|
| Building Size | 20,400 SF |
| Zoned | C-3 |
| Year Built | 1986 |
| Current Tenants | Le Peep Mari's Barber Salon PIP Printing Salon Centric Super Mercado Los Cabos Mexican Grill |





DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|-----------|
| Population 2021 | 6,656 | 53,157 | 171,621 |
| Population Projected 2026 | 6,780 | 54,321 | 179,215 |
| Average Household Income | \$54,427 | \$91,047 | \$100,245 |
| Total Households 2021 | 3,403 | 24,703 | 74,273 |
| Households Projected 2026 | 3,456 | 25,241 | 77,554 |

AVERAGE DAILY TRAFFIC

E 82nd St

51,012 cars/day

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