



## AVAILABLE

## FOR LEASE

5352 N TACOMA AVENUE  
INDIANAPOLIS, IN 46220

SHOWROOM  
RETAIL  
FLEX SPACE

## PROPERTY HIGHLIGHTS

5,000 SQUARE FEET  
AVAILABLE | IMMEDIATELY  
TURNKEY  
1 ROLL-UP GARAGE DOOR  
PYLON SIGNAGE AVAILABLE  
FREESTANDING BUILDING  
HIGH CEILINGS  
PARTITIONED OFFICES

## DEMOGRAPHICS

	1mi	3mi	5mi
Population	11,564	87,838	234,005
# Of Households	5,739	42,880	100,804
Average Income	\$46,755	\$51,984	\$46,342
Population Growth	2.47%	2.45%	2.76%

## MAJOR RETAILERS

KAHN'S FINE WINE & SPIRITS	INDY TACOS	BP
THE HUMAN BEAN	MEIJER	WENDY'S
GETGO CAFÉ & MARKET	MCDONALDS	SUBWAY
AUTOZONE AUTO PARTS	BOOST MOBILE	CITI TRENDS
WALGREENS	CHASE BANK	DOLLAR TREE
BROAD RIPPLE AUTOSALES	KEYSTONE DINER	PLANET FITNESS
OLLIE'S BARGAIN OUTLET	CARMEL MOTORS	
CARMEL MOTORS	STEAK N SHAKE	
INDY ARMS COMPANY	BOOST MOBILE	

## DISTANCE TO:

Downtown Indy	6.7 Miles
Broad Ripple	2.1 Miles
Keystone Crossing	4.7 Miles
Carmel	9.5 Miles



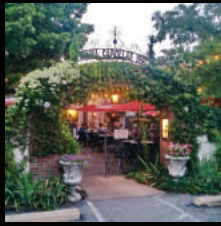
## NEIGHBORHOOD



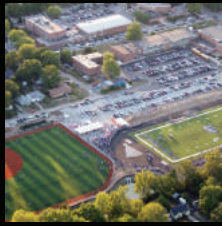
GOLD LEAF COFFEE



ROOT AND BONE



MAMA CAROLLAS



BISHOP CHATARD  
HIGH SCHOOL



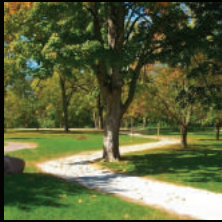
MERIDIAN KESSLER



BROAD RIPPLE



FALL CREEK FISHING



BROAD RIPPLE  
PARK



INDIANA STATE  
FAIRGROUNDS



CAFÉ PATACHOU



BUTLER UNIVERSITY



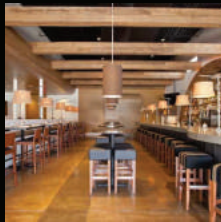
BROAD RIPPLE  
FARMERS MARKET



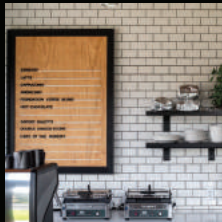
MALLARD LAKE



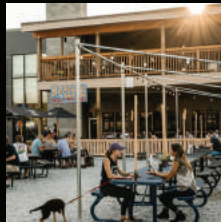
MERIDIAN  
RESTAURANT & BAR



DELICIA



FOUNDATION COFFEE



HALF LITER BBQ  
& BEER HALL



UPLAND COLLEGE  
AVE. TASTING ROOM



ROCKY RIPPLE



THE FASHION MALL  
AT KEYSTONE



GLENDALE  
TOWN CENTER



CATHEDRAL  
HIGH SCHOOL

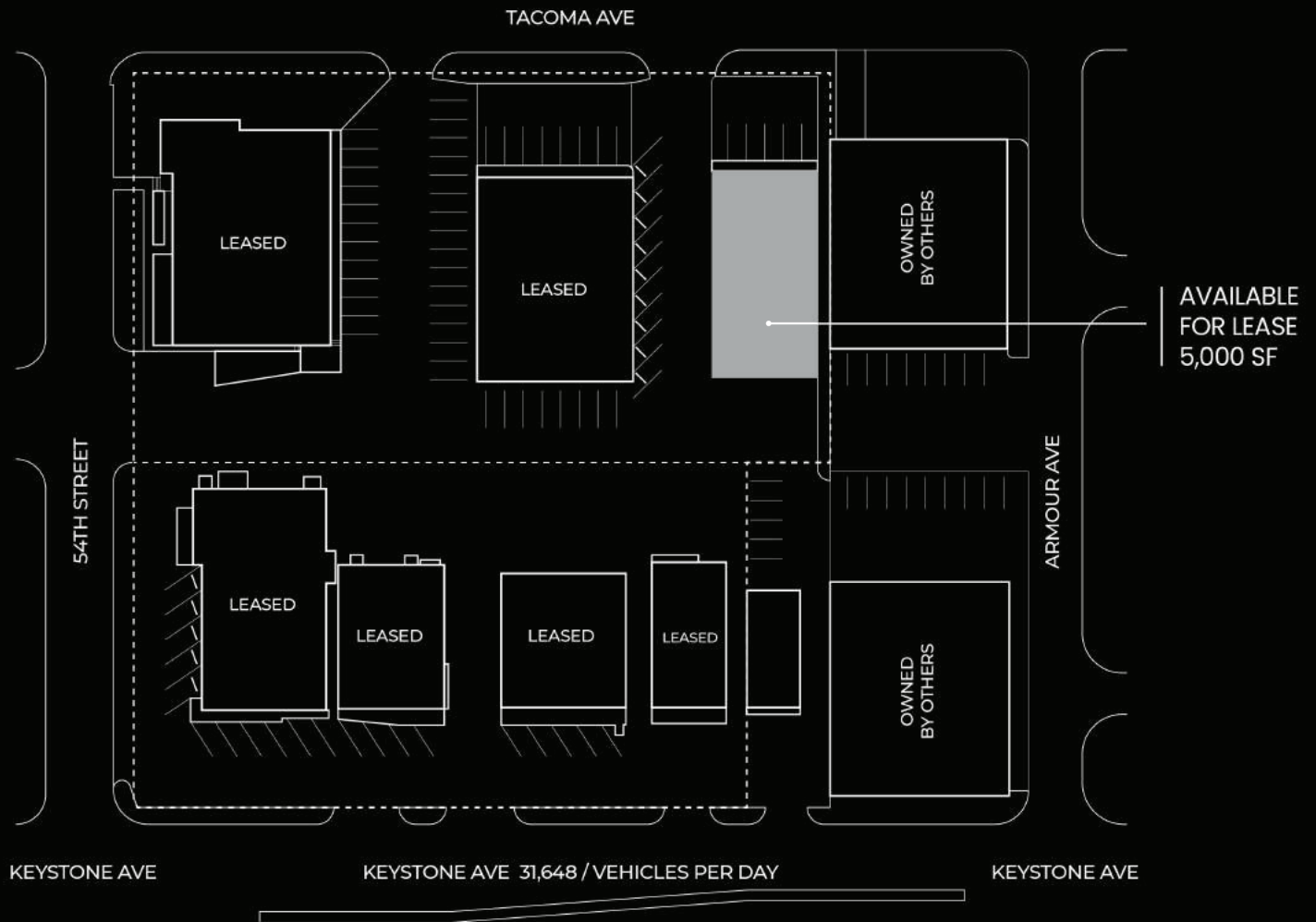


THE HUMAN BEAN



DOWNTOWN  
INDIANAPOLIS

## SITE PLAN



## CONTACT

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