

CASTLE KNOLL // INDIANAPOLIS, IN

86th Street & Center Run Drive, Indianapolis, IN 46250



FOR SALE OR LEASE

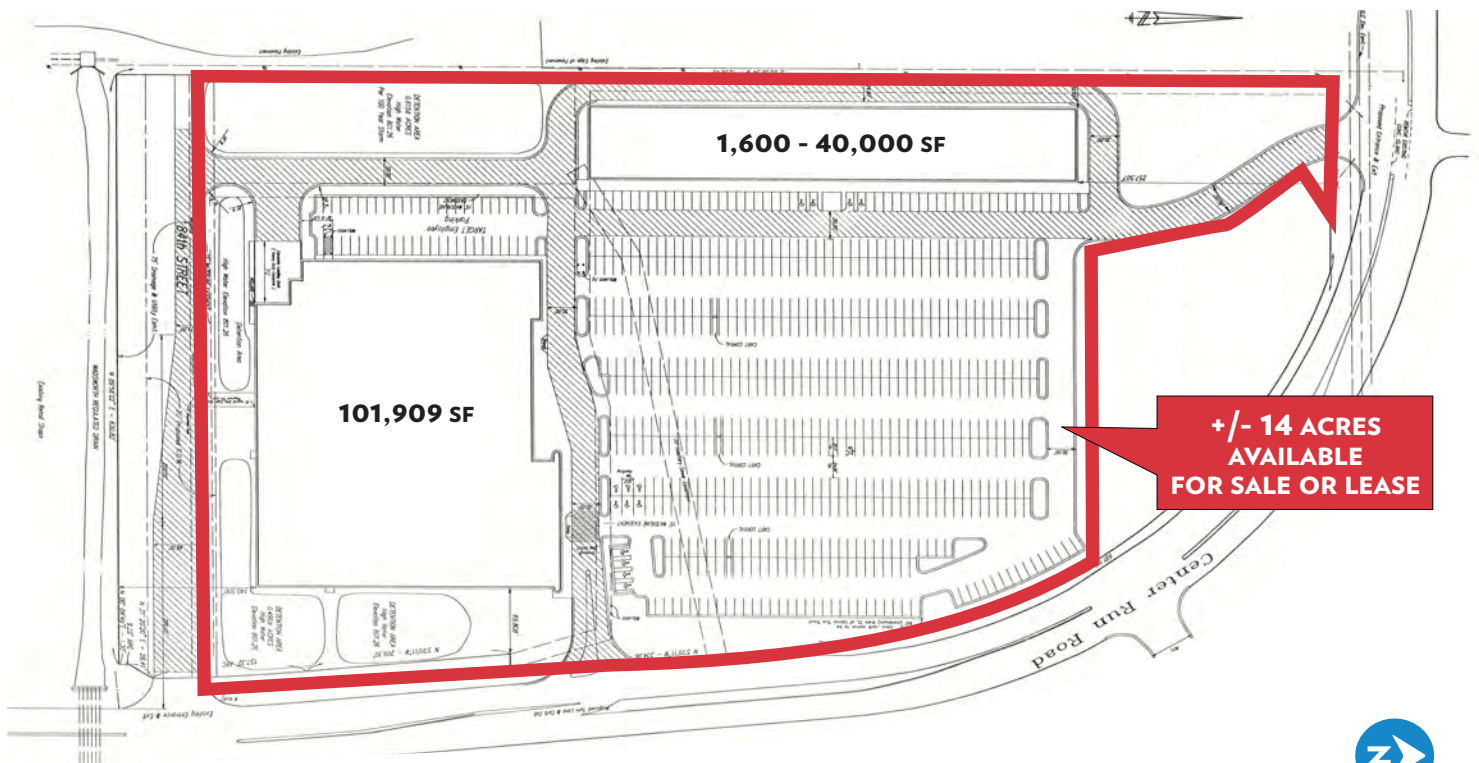
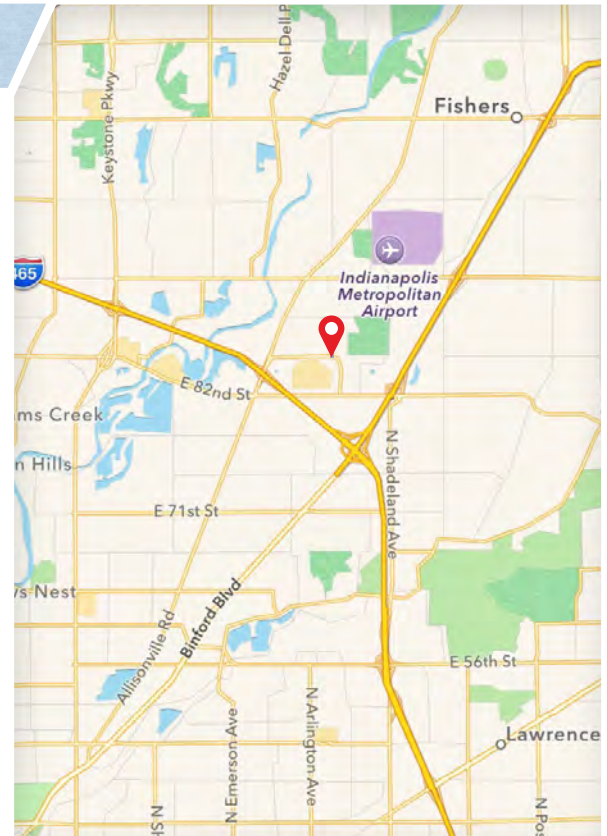
- 101,909 square foot former Target and 1,600 - 40,000 square feet of small shop space available for sale or lease in Castleton - Indianapolis' largest trade area.
- +/- 14 Acres
- Zoned C4
- 695 parking spaces available.
- Prime commercial property in Castleton located across from Costo and adjacent to the 1.3 Million square foot Castleton Square Mall, the largest shopping mall and shopping district in the state of Indiana.
- Signalized intersection at 86th Street with convenient access via two points of ingress/egress.

TRAFFIC COUNTS

E. 86th Street - 19,567 ADT

E.82nd Street - 51,012 ADT

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	52,452	162,853	356,993
Households	24,977	71,944	150,861
Median HH Income	\$65,990	\$71,298	\$68,294
Active Businesses	4,550	8,960	17,136



Owned by Sunbeam Development • Leased by ECHO Retail & Eclipse
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FOR SALE OR LEASE



AVAILABLE FOR SALE OR LEASE

TRADER JOE'S

K&C

Value City Furniture

SHOE CARNIVAL

HomeGoods

TOYS R US

BEST BUY

82ND STREET



Golfsmith

AMC THEATERS

HAVEITRY'S

KREI

GOLF GALAXY

Roomplace

Senior Center

VON MAUR

CASTLETON SQUARE MALL

AMC THEATERS

sears

DICK'S SPORTS & OUTDOOR EQUIPMENT

macys

9

MARS MUSIC

Weekend's

CASTLE RUN SHOPPING CENTER

86TH STREET

GANDER BROTHERS

JO ANN

LIFETIME FITNESS

Costco WHOLESALE