

# Pyramid Place

3450 W 86th Street, Indianapolis, IN 46268

Shopping Center Spaces Available



## Market Demographics

| Radius  | Population | Households | Income    |
|---------|------------|------------|-----------|
| 1 Mile  | 9,147      | 5,021      | \$73,601  |
| 3 Miles | 61,250     | 26,677     | \$106,571 |
| 5 Miles | 150,757    | 63,550     | \$128,125 |

Source: Esri (2023)

## Traffic Counts

|                  | VPD     |
|------------------|---------|
| West 86th Street | 34,386  |
| Michigan Road    | 28,346  |
| I-465            | 123,037 |

Source: INDOT TCDS (2023)

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For Lease

# Pyramid Place

# 22

Existing Tenants

Join a well-tenanted center positioned along a high-traffic retail corridor with storefront opportunities fronting 86th Street.

## Property Details

- + Situated 1 mile south of the Michigan Road exit on I-465
- + Nearby daily traffic drivers include:
  - St. Vincent Hospital
  - Brebeuf Jesuit Preparatory School
  - The Pyramids Office Center (on going redevelopment)
  - Parkstone Office Center
  - Park 100 Industrial and Office Park

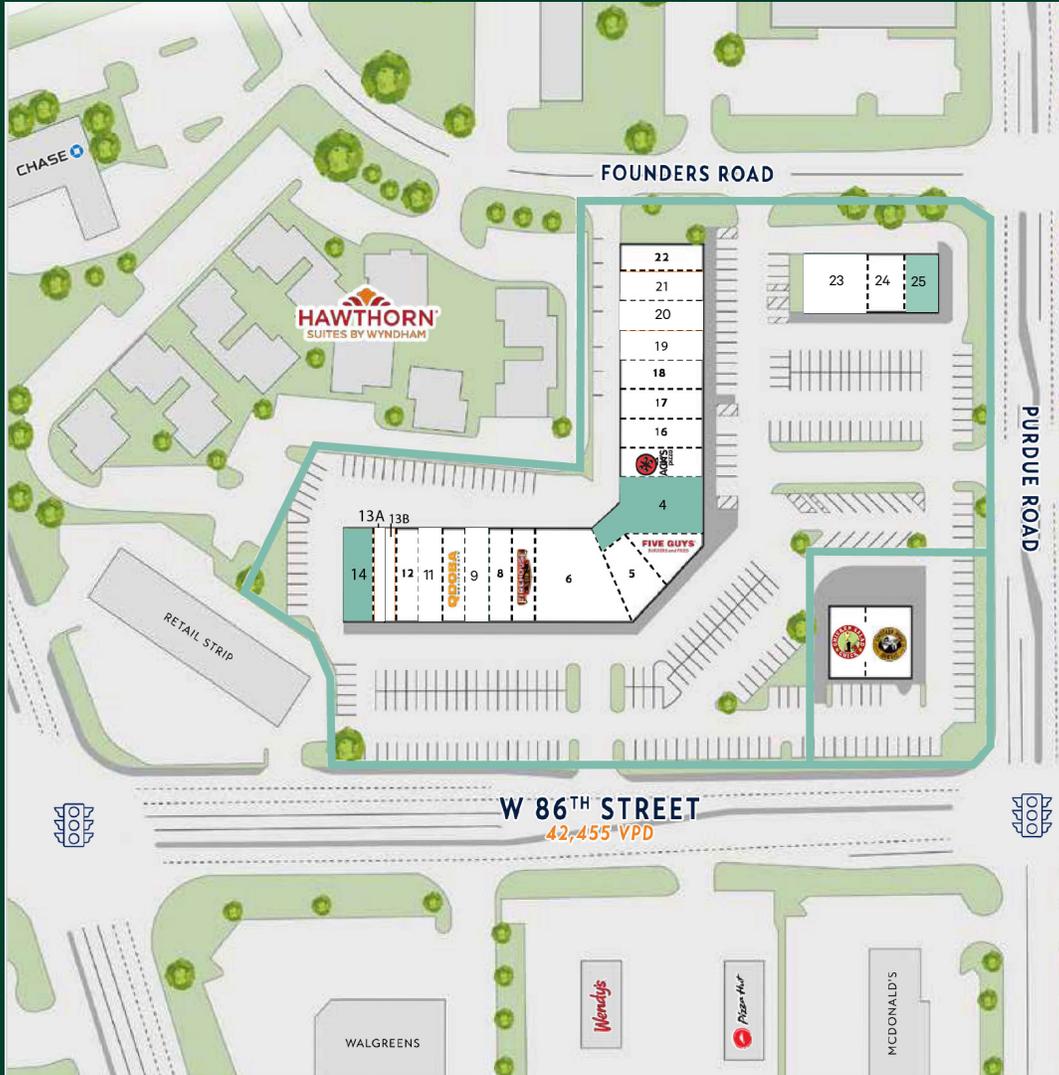
# 7,083

Total Available SF

# 50K+

SF GLA





### Roster

|                            |              |
|----------------------------|--------------|
| 1 Einstein Bagels          | 1,921        |
| 2 Chicken Salad Chick      | 2,729        |
| 3 Five Guys                | 3,364        |
| <b>4 Available</b>         | <b>3,483</b> |
| 5 Cloud 9 Cabinetry        | 1,300        |
| 6 Asian Bistro             | 4,754        |
| 7 Firehouse Subs           | 1,600        |
| 8 Yoya Frozen Yogurt       | 1,600        |
| 9 Dr. Tavel Eye Care       | 1,200        |
| 10 Qdoba Mexican Grill     | 2,000        |
| 11 Simple Garden CBD       | 1,200        |
| 12 Smoothie King           | 1,200        |
| 13A Twin Wireless          | 1,200        |
| 13B Wingstop               | 1,200        |
| <b>14 Available</b>        | <b>2,400</b> |
| 15 Jack's Pizza            | 1,400        |
| 16 Uptown Smokes           | 1,400        |
| 17 Team Rehabilitation     | 2,800        |
| 18 Cosmoprof               | 2,800        |
| 19 Memory Lane Tattoo Club | 1,400        |
| 20 Say Oh Beauty           | 1,400        |
| 21 Odinga Fitness          | 1,400        |
| 22 Great Cooks LLC         | 1,400        |
| 23 Prime Care Dental       | 3,000        |
| 24 USA Nails               | 1,800        |
| <b>25 Available</b>        | <b>1,200</b> |

## Available Spaces

| Space # | SF    | Address            | Details   |
|---------|-------|--------------------|---|
| 4       | 3,483 | 3454 W 86th Street |   |
| 14      | 2,400 | 3548 W 86th Street | Former auto repair space (including 3 garage doors) |
| 25      | 1,200 | XXX W 86th Street  |   |

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## Contact Us

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