

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

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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

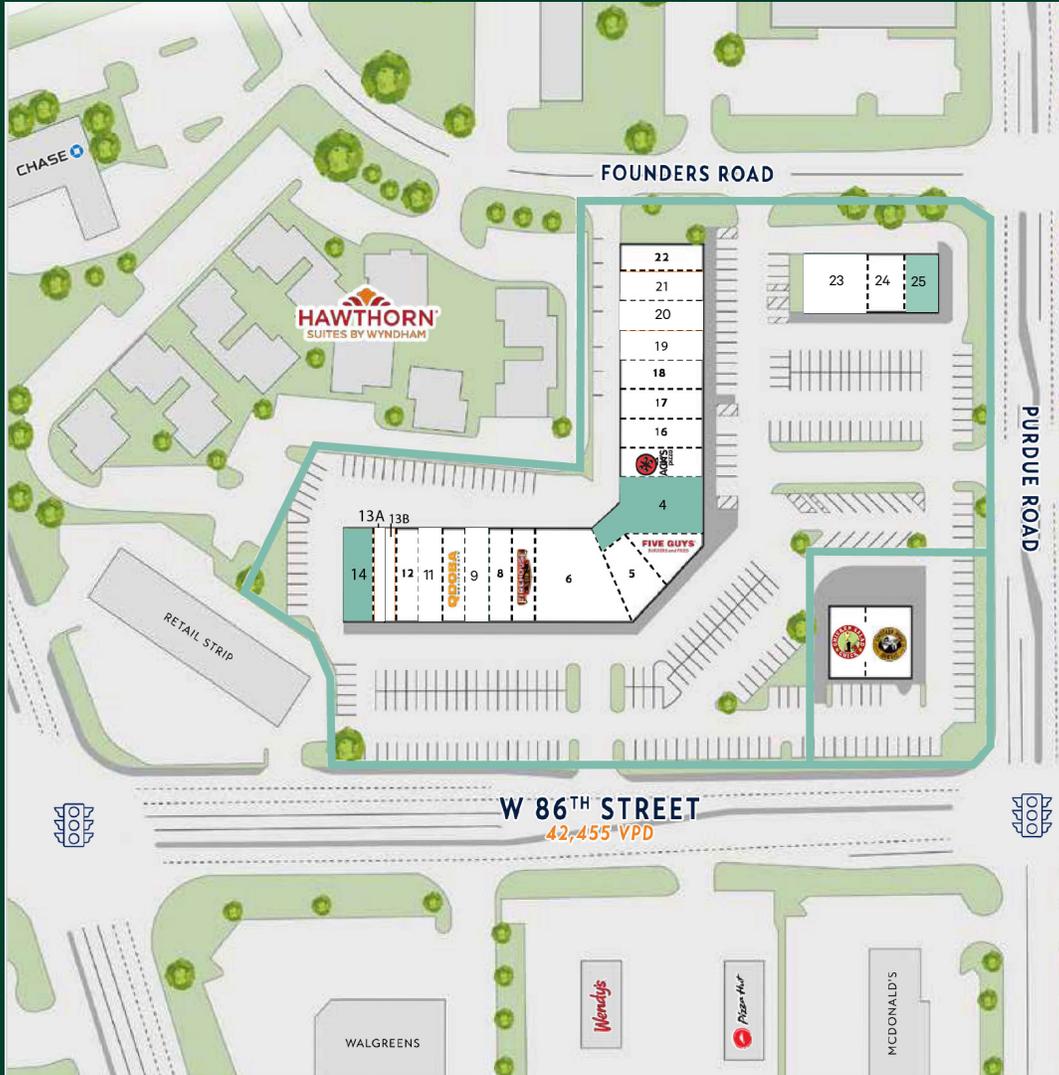
7,083

Total Available SF

50K+

SF GLA





Roster

1 Einstein Bagels	1,921
2 Chicken Salad Chick	2,729
3 Five Guys	3,364
4 Available	3,483
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
14 Available	2,400
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
25 Available	1,200

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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For Lease



Contact Us

Nathaniel Delumpa

Senior Associate
+1 317 400 8935
Nathaniel.Delumpa@cbre.com

CBRE INDY

8888 Keystone Crossing
Suite 1000
Indianapolis, IN 46240

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