



Property Overview

The subject property is a two-tenant strip center located near the intersection of Rockville Road (US 36) and Ronald Reagan Parkway. The Rockville Road corridor is a primary retail destination for the west side of Indianapolis. Menard's outlots near and adjacent to the subject include Wendy's, Fifth Third Bank, Chick-Fil-A, Verizon, White Castle, and McDonald's. In addition to Meijer and Menard's, major retailers along the corridor include Walmart, Hobby Lobby, Best Buy, Michael's, Office Depot, Marshall's, Dick's Sporting Goods, Target, and Lowe's. The subject property has excellent access and exposure.

Demographic Data

	1 Mile	3 Miles	5 Miles
Total Households	2,205	16,866	44,027
Total Population	6,031	48,145	119,012
Average Household Income	\$103,896	\$105,838	\$91,561

Highlights

- » Building Size: 5,800 sf
- » Land Size: 0.70 acres
- » Year Built: 2005



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