



AVAILABLE SF

10,125 SF

SUBLEASE RATE

NEGOTIABLE

PROPERTY HIGHLIGHTS

- Former CVS stand-alone retail building for sublease
- Spacious interior with versatile layout
- High visibility & prominent facade
- Potential for creative retail environment
- Proven retail history in established area

FOR SUBLEASE

**CVS SUBLEASE-
THOMPSON RD.**
505 E. Thompson
Rd., Indianapolis, IN
46227



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PROPERTY DESCRIPTION

Previously occupied by a renowned retail brand, this stand-alone building offers a versatile & spacious interior, ideal for a wide range of retail uses. The property features a prominent facade, ample parking space, & high visibility, ensuring maximum business exposure. With a well-designed layout, flexible floor space, & potential for customization, tenants have the opportunity to create a dynamic retail environment tailored to their unique vision. Embrace the opportunity to lease this former CVS building & establish a thriving retail presence in a prime location.

LOCATION DESCRIPTION

Discover the vibrant surroundings of this property on the south side of Indianapolis, IN. Situated on the SW corner of Thompson Rd. & East St./US31S. Located in a dynamic area filled with a variety of amenities, tenants will enjoy easy access to popular dining options, retail centers, & recreational attractions. Within close proximity, locals & visitors can explore the beautiful Garfield Park. Multiple interstates & city thoroughfares (I-465, I-65, I-69, & US31S) are nearby.

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	71,041	192,764	630,748
Average Age	34.8	36.2	35.6
Average Age (Male)	33.5	35.3	34.1
Average Age (Female)	36.8	37.1	36.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,708	84,322	277,209
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$56,841	\$58,568	\$60,445
Average House Value	\$131,055	\$136,305	\$144,825

2020 American Community Survey (ACS)

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