

PROPERTY WEBSITE



**PREMIER
COMMERCIAL**
REAL ESTATE SERVICES



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF

11,882 SF

SUBLEASE RATE

NEGOTIABLE

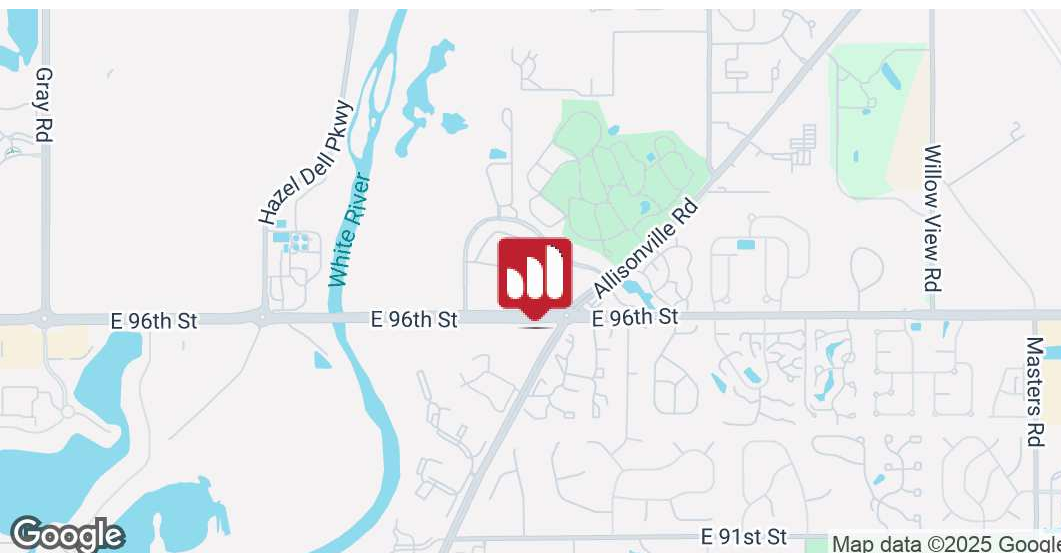
PROPERTY HIGHLIGHTS

- Sublease available - endcap with drive-thru
- High visibility for increased exposure - over 43,000 ATC
- Ample parking for tenants & customers
- Strategic location in dynamic northside Indianapolis market
- Excellent signage opportunities to enhance visibility
- Sublease expires 1/31/2030

FOR SUBLEASE

CVS SUBLEASE- ALLISONVILLE RD.

9550 Allisonville
Rd., Indianapolis, IN
46250



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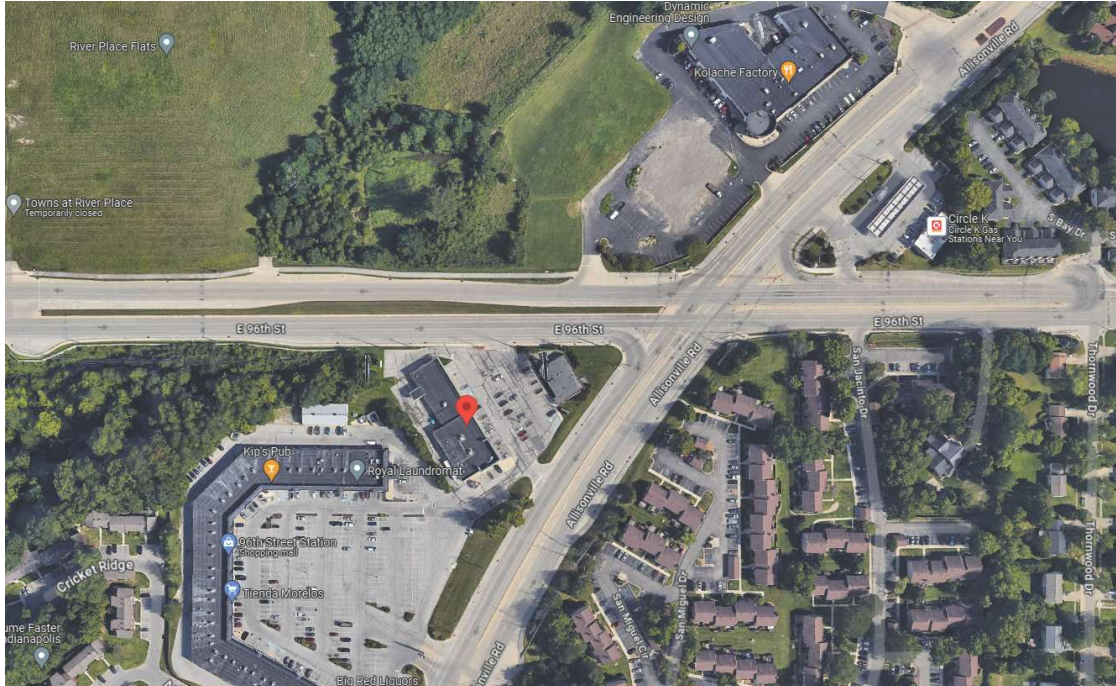
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9550 Allisonville Rd., Indianapolis, IN 46250

FOR SUBLEASE



PROPERTY DESCRIPTION

Free-standing retail building with a drive-thru—an 11,882 SF sublease. With its strategic location & high visibility, the property provides an excellent platform for businesses to establish a prominent presence. The well-maintained building & ample parking & signage opportunities enhance the property's appeal. Moreover, the property's flexible leasing options & potential for customization make it an attractive choice for businesses looking to thrive in a dynamic market.

LOCATION DESCRIPTION

This prime area is a magnet for Retail / Street Retail tenants, with easy access to prominent shopping destinations, interstates, & healthy demographics. This center sits on the corner of Allisonville Rd. & 96th St., one of the busiest intersections in the city. With its strategic location & proximity to major retail & entertainment hubs, the area presents an enticing prospect for retail businesses seeking a prime spot on the north side of Indianapolis.

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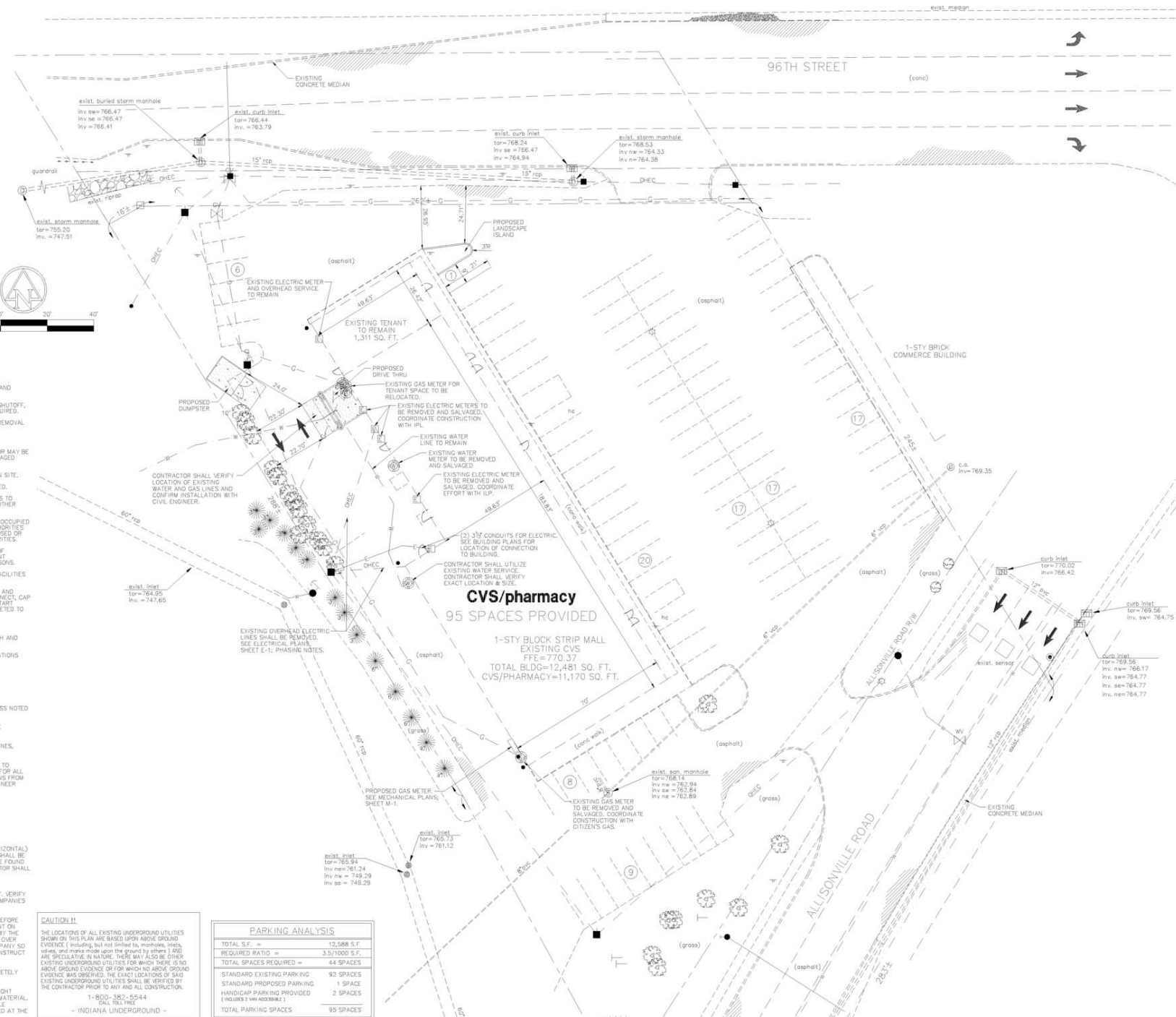
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	57,072	166,886	669,680
Average Age	40.3	41.1	37.1
Average Age (Male)	39.1	39.7	35.9
Average Age (Female)	41.7	42.3	38.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,366	77,180	292,905
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$86,858	\$99,920	\$91,243
Average House Value	\$191,956	\$239,294	\$218,768

2020 American Community Survey (ACS)

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