



AVAILABLE SF

1,200 SF

SUBLEASE RATE

NEGOTIABLE

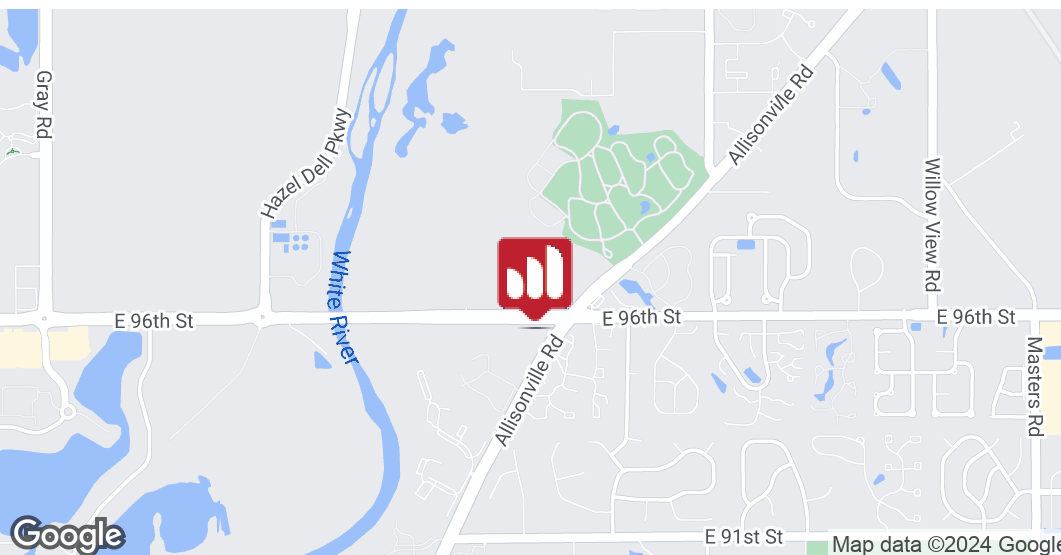
PROPERTY HIGHLIGHTS

- 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

FOR SUBLEASE

CVS SUBLEASE- ALLISONVILLE RD.

9550 Allisonville
Rd., Indianapolis, IN
46250



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PROPERTY DESCRIPTION

Encap is available with a drive-thru—a 1,200 SF sublease. With its strategic location and 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 and 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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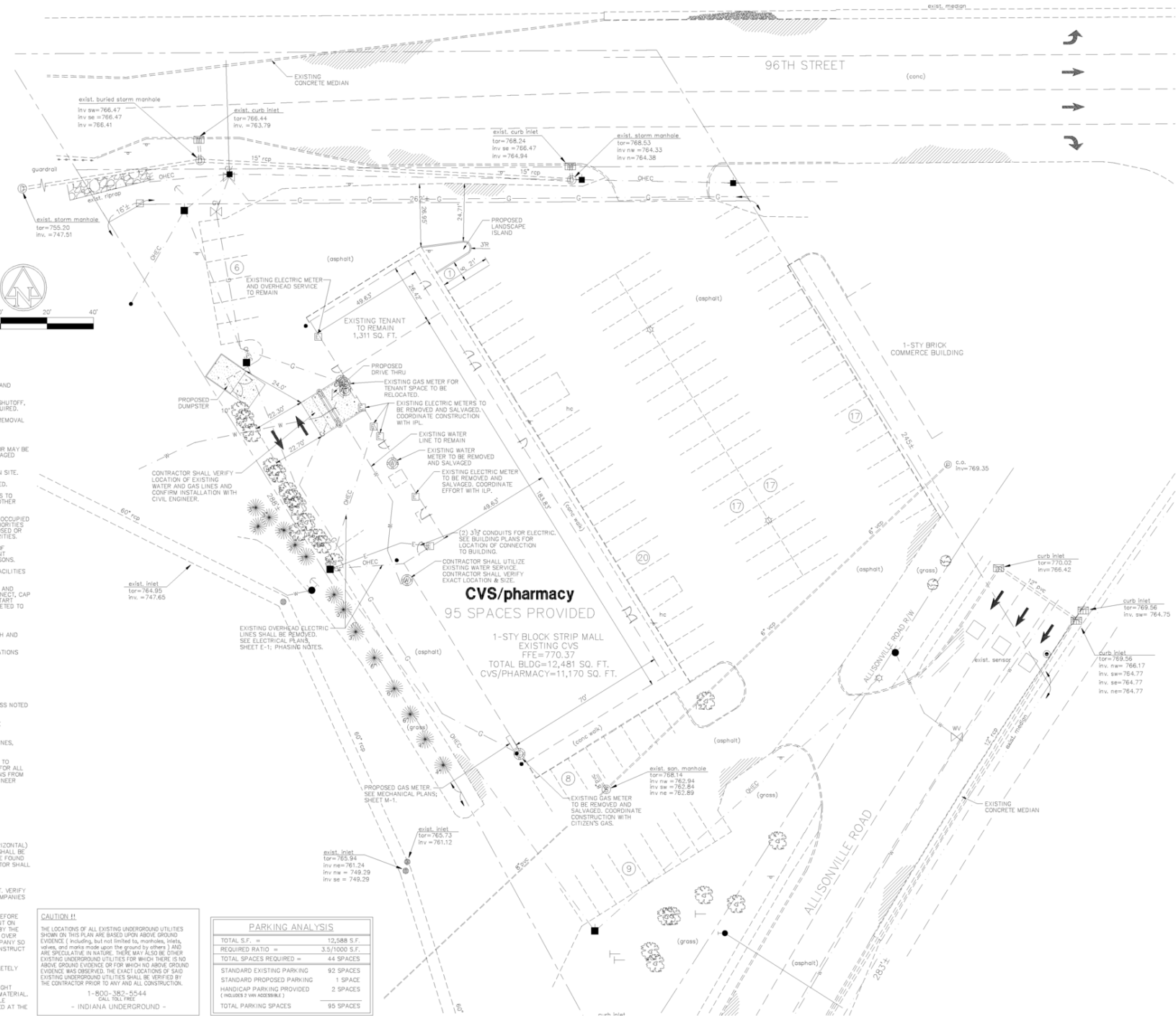
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WASHINGTON TOWNSHIP, SYLVAN RIDGE, STEINMEIER ESTATES, ALLISONVILLE, CASTLETON FARMS, EAST AVALON, IVY HILLS, CASTLETON, ALLISONVILLE, KEYSTONE THE CROSSING, WOODLAND SPRINGS, WHITE HORSE RAPIDS, FISHERS, PINE RIDGE ESTATES, MONTGOMERY RIDGE, GEIST, INDIAN LAKE, FOUNTAIN

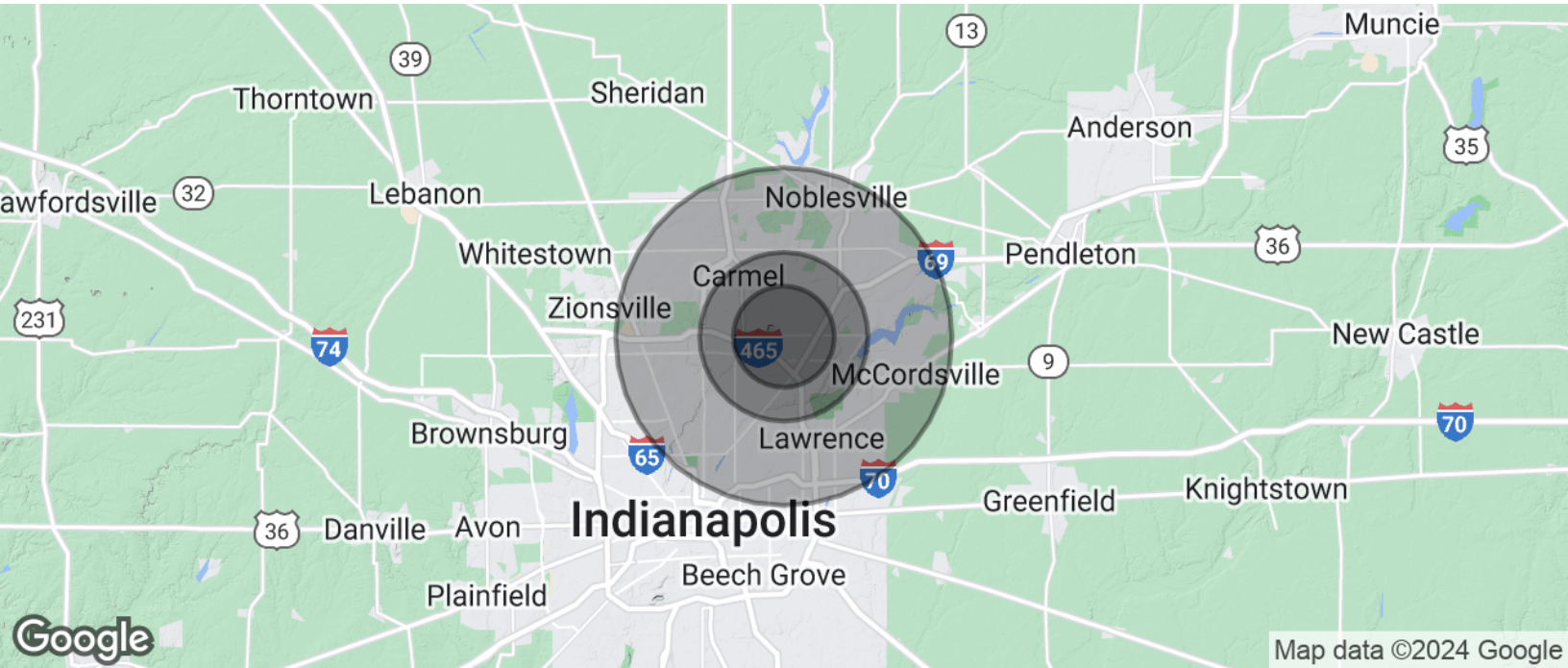
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	57,072	166,886	669,680
Average Age	40.3	41.1	37.1
Average Age (Male)	39.1	39.7	35.9
Average Age (Female)	41.7	42.3	38.4

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)