



PK PARTNERS

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# CLEARWATER SPRINGS SHOPPING CENTER

EAST 82ND STREET & ALLISONVILLE ROAD ■ INDIANAPOLIS, IN

## EXCEPTIONAL SPACE FOR LEASE



### PROPERTY FEATURES

- Stop light controlled access
- Excellent visibility from E. 82nd Street
- Heavy average daily traffic counts
- Strong upscale demographics
- Positioned on major office/retail corridor near regional Castleton Square Mall
- Strategically located with easy access from I-465, I-69 (Hwy. 37), and US 431 (Keystone Ave.)
- Center anchored by: Marsh, PetSmart, and Michaels Crafts
- Small shops include: Panera Bread, Dress Barn, David's Bridal, The Avenue, Scrubs & Beyond, Fox & Hound English Pub, Qdoba, Sun Tan City, Wasabi on 82nd, MacKenzie River Pizza and many more.

For more information and to schedule a showing, please contact:

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### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
• 2010 Estimated Population	5,092	55,813	169,260
• 2010 Average Number of HH	2,766	26,098	74,694
• 2010 Est. Average HH Income	\$63,134	\$65,047	\$67,908
• 2010 Avg. Age of Population	40	39	38
• Traffic Counts (E. 82nd Street)	50,000+ cars per day		