

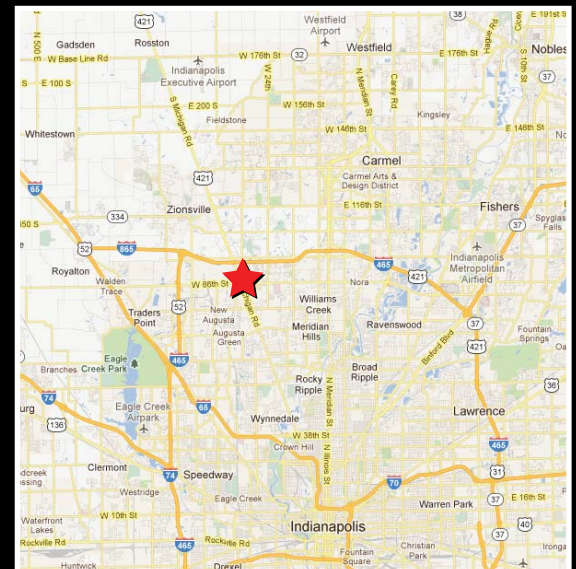
3620 Bethany Rd, Indianapolis, IN 46268



PROPERTY FEATURES

- Outlot available for BTS, lease, or sale
- Tremendous opportunity along a very active retail corridor
- Tremendous signage on building facade and large existing pylon sign
- New 16k SF Gordon Food Service anchor tenant opening spring 2013
- New Party City with complete facade and store front remodel coming summer 2013

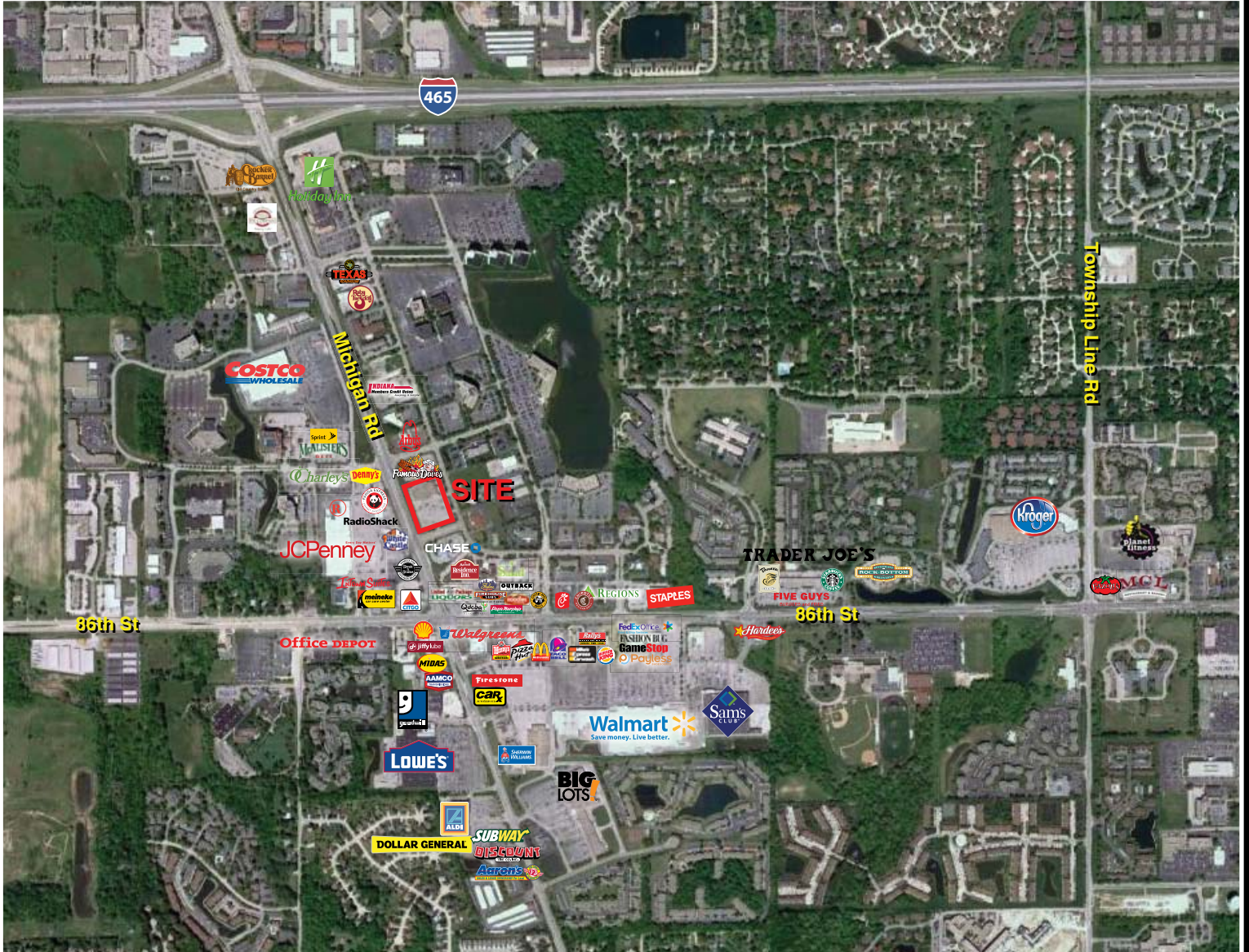
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DEMOGRAPHICS

1 MILE

- Population Estimated 8,918
- Population Daytime 19,219
- Est. Avg. HH Income \$52,798

3 MILE

- Population Estimated 58,108
- Population Daytime 105,117
- Est. Avg. HH Income \$78,077

5 MILE

- Population Estimated 137,521
- Population Daytime 197,947
- Est. Avg. HH Income \$90,444

TRAFFIC COUNTS

- 46,519 ADT on Michigan Road
- 40,386 ADT on 86th St

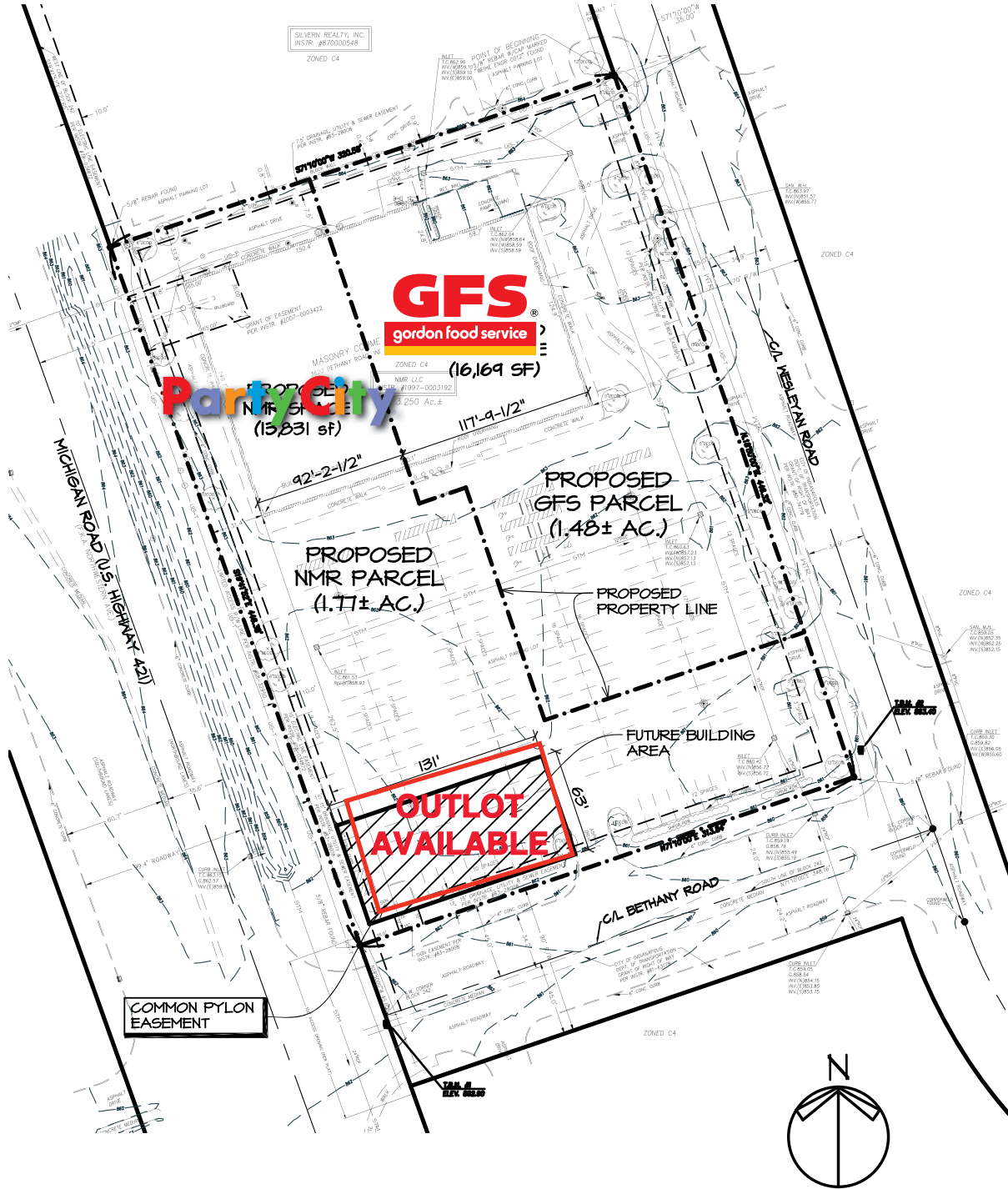
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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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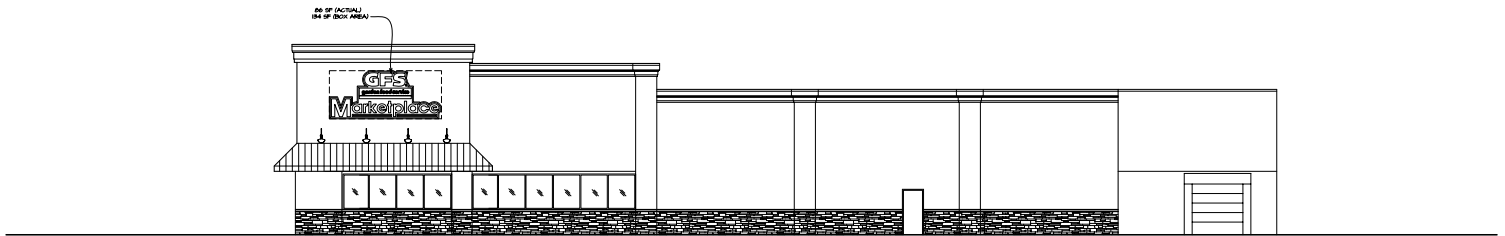
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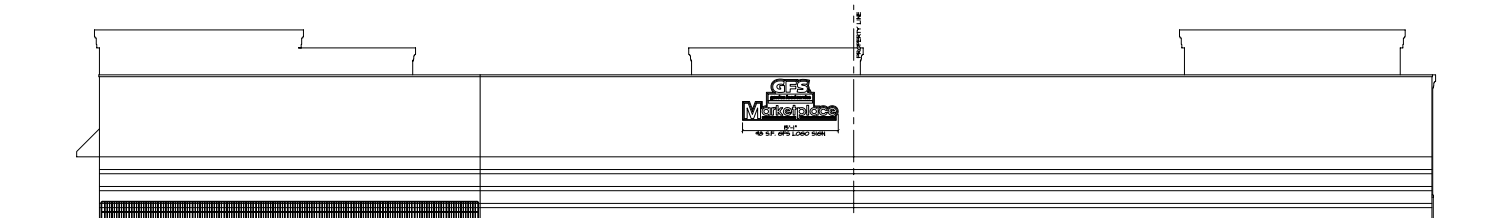
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

SIGNAGE ALLOWANCE 20% OF FRONT FACADE AREA
TOTAL AREA = 247 SF ALLOWABLE SIGNAGE = 49 SF
PROPOSED SIGNAGE IS 548 SF



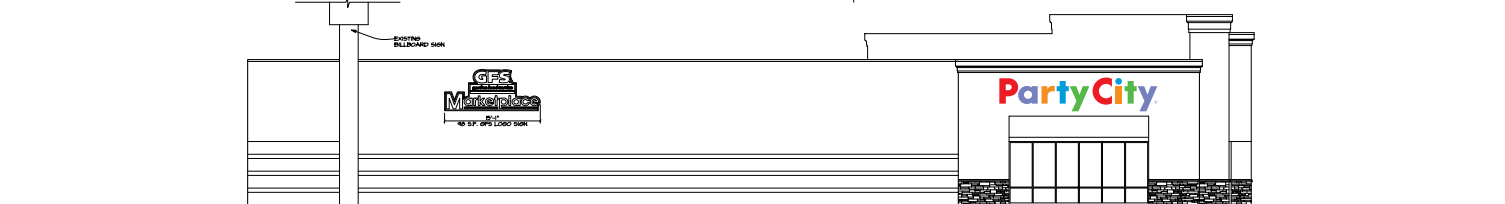
EAST ELEVATION
SCALE: 1/8"=1'-0"

SIGNAGE ALLOWANCE 0% OF SIDE FACADE AREA
TOTAL AREA = 527 SF ALLOWABLE SIGNAGE = 0 SF
PROPOSED SIGNAGE IS 548 SF



NORTH ELEVATION
SCALE: 1/8"=1'-0"

SIGNAGE ALLOWANCE 0% OF REAR FACADE AREA
TOTAL AREA = 2548 SF ALLOWABLE SIGNAGE = 0 SF
PROPOSED SIGNAGE IS 548 SF



WEST ELEVATION
SCALE: 1/8"=1'-0"

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