

AVAILABLE RETAIL SPACE FOR LEASE | 2,309± SF

Eagle Creek Commons (NW Indy) | 6225 W 56th Street | Indianapolis, IN 46254



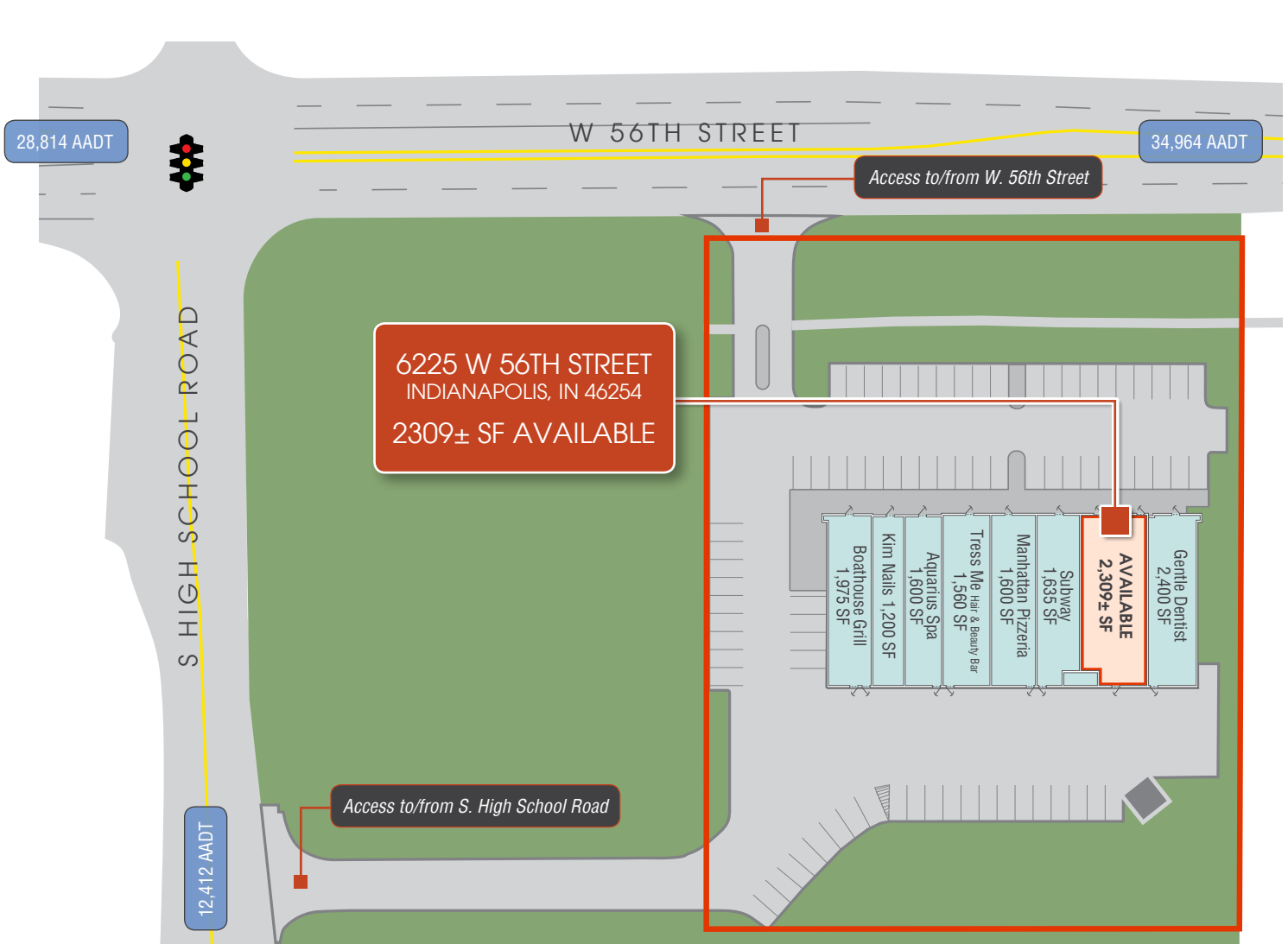
RELIANT
PARTNERS

SEC OF 56TH STREET & HIGH SCHOOL ROAD

COMMERCIAL. STRENGTH.

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SITE PLAN:

TOTAL GLA: 14,279 SF
77± PARKING SPACES



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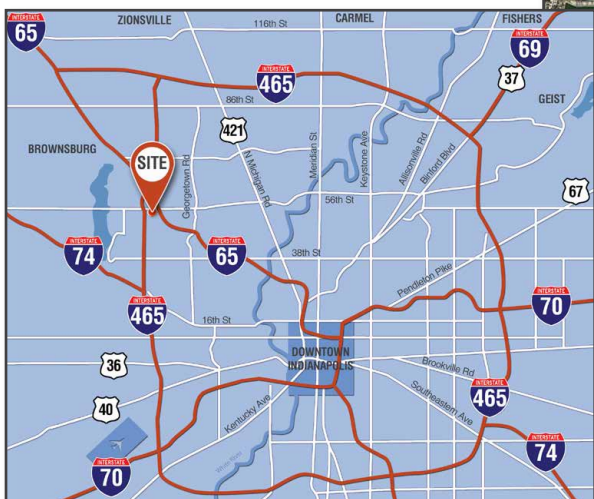
Suite	Tenant	SF
900	Boathouse Grill	1,975
800	Kim Nails	1,200
700	Aquarius Spa	1,600
600	Tress Me	1,560
500	Manhattan Pizzeria	1,600
400	Subway	1,635
300/200	AVAILABLE	2,309
100	Gentle Dentist	2,400

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PROPERTY FEATURES:

- 2,309± SF retail space available
- 14,279 SF total retail center with great visibility and access to/from W. 56th Street and S. High School Road
- Located at the SE corner of W. 56th Street and S. High School Road just east of the I-465/56th Street off ramp
- Excellent traffic counts in excess of 34,000 AADT on W. 56th Street
- Speedway gas station sits adjacent to site on SWC.
- Current tenants include: Boathouse Grill, Manhattan Pizzeria, Gentle Dentist, Subway, Nails, Hair Salon and Spa users
- Great location to reach commuters using I-465 and I-65
- Across from Eagle Creek Park and just down the road from Deer Run Elementary (on S. High School Rd)
- Plenty of available parking in front of building, along sides and behind center
- Extremely clean, well-maintained center
- Pylon signage available



Demographics	1 MILE	3 MILE	5 MILE
Population 2018 Est.	10,189	72,309	163,686
Proj. Annual Growth (2018-2023)	.32%	1.44%	1.62%
Households 2018 Est.	4,315	29,304	65,642
Median Age	33.0	--	--
Avg. HH Income 2018	\$67,146	\$63,643	\$65,880
Daytime Population	1,004	34,123	76,334