

College Park Plaza Theater

3535 W. 86th St.
Indianapolis, IN 46268
Marion County



key features

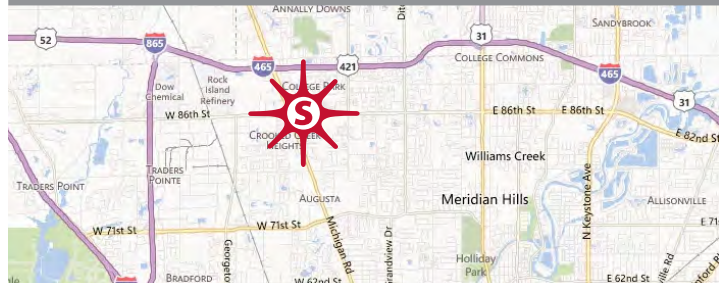
- freestanding former movie theater available for lease or redevelopment
- primary retail intersection of northwest Indianapolis, also drawing Carmel, Zionsville, and Traders Point suburbs
- fully occupied power center featuring longtime anchor Walmart and At Home in trade area with Costco, Lowe's, and other national retailers
- daily traffic counts: 31,833 on 86th Street and 26,723 on Michigan Road

demographics

	1 mile	3 miles	5 miles
population	9,527	61,036	148,208
households	5,139	26,733	63,596
avg. household income	\$89,382	\$110,856	\$139,601
daytime population	14,616	72,822	176,840

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 56,957 sf



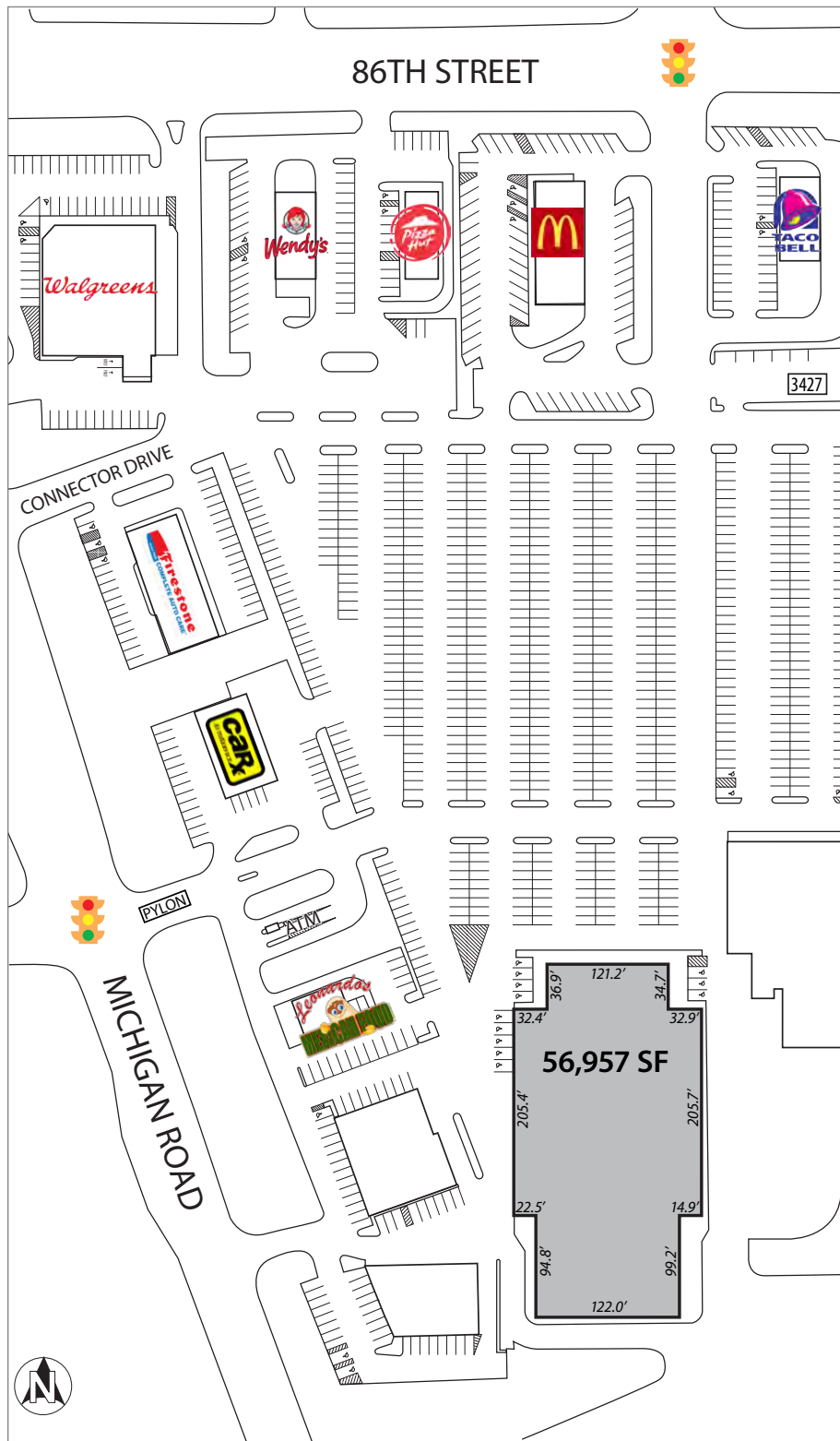
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13 auditorium theaters



concessions



full bar



full kitchen

