

College Park Plaza

3443-3535 W. 86th St.
8403-8437 Michigan Rd.
Indianapolis, IN 46268
Marion County



key features

- former movie theater available for lease or redevelopment
- primary retail intersection of northwest Indianapolis, also drawing Carmel, Zionsville, and Traders Point suburbs
- longtime anchor **Walmart** plus new **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 8,040-56,957 sf



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3269 west 86th street shops

UNIT	TENANT	DIMS.	S.F.
3535	AVAILABLE	186 x 340 IRR	56,957
3495	FIVE BELOW	55 x 198 IRR	9,073
3489	DOLLAR TREE	86 x 198 IRR	12,620
3487	ROSS DRESS FOR LESS	130 x 198 IRR	25,000
3475	RAINBOW	49 x 123 IRR	5,600
3467	WORLD FINANCE	20.2 x 100	2,027
3459	CITY GEAR	41 x 100	4,140
3451-55	YUMMY BOWL	40 x 100	4,000
3443C	BROWS & LASHES	18.5 x 100	1,859
3443B	SALLY BEAUTY	16 x 100	1,605
3443A	AT&T	26 x 100	2,600
8421A	SUPER SHARKS FISH & CHICKEN	31 x 80	2,500
8421B	A-1 CASH ADVANCE	15 x 87 IRR	1,460
8417	SHERWIN WILLIAMS	56 x 87	4,984
8403D	CITY WIRELESS	15 x 115 IRR	1,768
8403C	ACCESS INSURANCE	15 x 104 IRR	1,545
8403B	METRO BY T-MOBILE	15 x 100 IRR	1,461
8403A	DOMINO'S PIZZA	24 x 92 IRR	2,122

UNIT	TENANT	DIMS.	S.F.
L	FRED LOYA INSURANCE	15.7 x 80	1,254
K	ALEXIE NAILS	15 x 80	1,200
J	GAMESTOP	15 x 100	1,500
I	AVAILABLE	60 x 134	8,040
H	STERLING CLEANERS	20 x 100	2,000
G	PENN STATION	20 x 100	2,000
F	BATH & BODY WORKS	25 x 100	2,500
A	FEDEX OFFICE	55 x 80	4,400
D	PANA DONUTS	35 x 80	2,800
A2	7 DAYS FAMILY DENTAL	30 x 80	2,419

outlots

UNIT	TENANT	SIZE
3001	HARDEE'S	3,472 SF
3325	RALLY'S	871 SF
3427	MOBILE 1 LUBE EXPRESS	648 SF
3545	WALGREENS	14,820 SF
8437	BANK OF AMERICA	±0.33 AC

