

# Norgate Plaza

7225-7255 N. Keystone Ave.  
Indianapolis, IN 46240  
Marion County



## key features

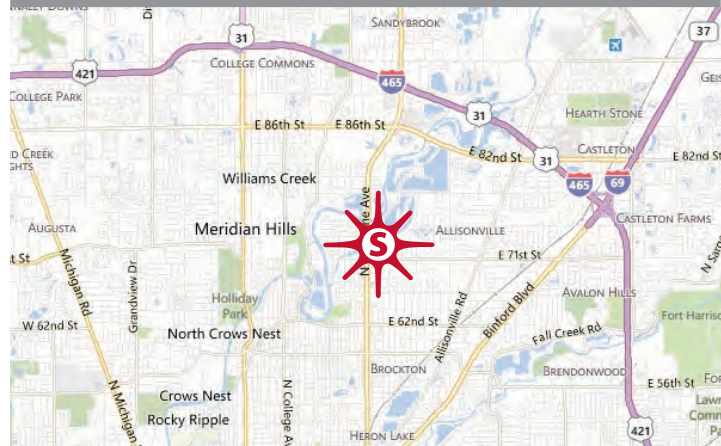
- anchored by Walmart, serving affluent areas of northeast Indianapolis
- co-tenancy includes Dollar Tree, Super China Buffet, Lee Beauty, El Mezcal, and GameStop
- located on one of the most heavily traveled corridors in Indianapolis
- available outlot ideal for fast food restaurant
- daily traffic count: 43,798 on Keystone Avenue

## demographics

	1 mile	3 miles	5 miles
population	7,896	72,851	214,678
households	3,757	35,480	97,178
avg. household income	\$133,266	\$128,406	\$108,906
daytime population	3,111	78,892	188,080

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

retail space for lease 2,000-15,000 sf  
outlot for ground lease ±1.63 acres



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## 7235 building

## 7225 building

UNIT	TENANT	DIMS.	S.F.
7235-A	PINKY'S EYEBROWS	15 x 85	1,275
7235-C	LEE BEAUTY SUPPLIES	60.9 x 100	6,091
7235-E	COMIC CARNIVAL	26.4 x 100	2,638
7235-G	AVAILABLE	20 x 100	2,000
7235-H	EL MEZCAL MEXICAN RESTAURANT	45 x 100	4,500
7235-J	\$2.25 CLEANERS	23 x 80	1,841
7235-K	VAPOR WORLD	20.6 x 80	1,650
7235-L	WORLD FINANCE	18 x 80	1,440

UNIT	TENANT	DIMS.	S.F.
7225-A	OPORTUN	20.6 x 97	2,000
7225-B-D	DOLLAR TREE	92.2 x 116	10,700
7225-F	SUPER CHINA BUFFET	40 x 116	4,640
7225-H	AVAILABLE	24 x 116	2,784
7225-I	AVAILABLE	114 x 132 IRR	15,000

## outlot

## 7255 building

UNIT	TENANT	DIMS.	AC.
7279	AVAILABLE	265 x 174.4	±1.63

UNIT	TENANT	DIMS.	S.F.
7255-A	CONNECTIVITY SOURCE	18.3 x 60	1,147
7255-B	KEYSTONE DENTAL GROUP	20 x 60	1,200
7255-C	NAILS IKON	15 x 60	900
7255-D	GAMESTOP	26.6 x 60	1,600

