

Old Town Shoppes

1204–1268 W. 86th St.
Indianapolis, IN 46260
Marion County



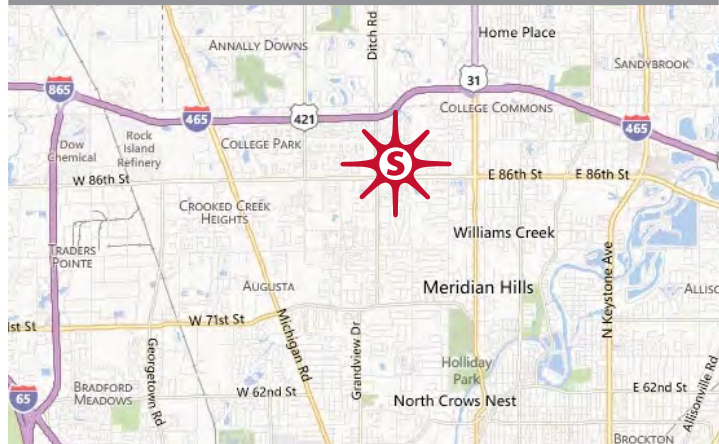
key features

- conveniently located retail center less than 1 mile east of Ascension St. Vincent and Peyton Manning Children's Hospital
- located in busy and affluent northside neighborhood
- highly visible endcap space and second-generation restaurant available
- daily traffic counts: 31,833 on 86th Street and 14,357 on Ditch Road

demographics

	1 mile	3 miles	5 miles
population	11,418	69,513	171,610
households	5,229	31,686	76,942
avg. household income	\$126,428	\$121,259	\$140,786
daytime population	6,803	67,939	214,625

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



retail space for lease 1,050–9,422 sf

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UNIT	TENANT	DIMS.	S.F.
1268	SOMOS FAMILIA MEXICAN RESTAURANT	65 x 70	4,550
1264	HOT BOX PIZZA	20 x 70	1,400
1260	KUMON MATH AND READING CENTER	20 x 70	1,400
1252	REVIVE NAILS	30 x 70	2,100
1248	BABUSHKA'S DELI	20 x 70	1,400
1240	AVAILABLE	15 x 70	1,050
1236	ALLSTATE INSURANCE	20 x 70	1,400
1232	HEALTH MARKETS	15 x 70	1,050
1224	EGG HOLIC INDIAN STREET FOOD	35 x 70	2,450
1222	THAI THAI CUISINE	42.1 x 70	2,950
1210	ONCE UPON A CHILD	90.5 x 70	6,335
1206	AVAILABLE - RESTAURANT, CAN BE COMBINED	25 x 100 IRR	4,527
1204	AVAILABLE - CAN BE COMBINED	44.5 x 110	4,895

OUTLOTS

		S.F.
1216	DUNKIN'	
1244	STARBUCKS	2,758

