

Old Town Shoppes

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



key features

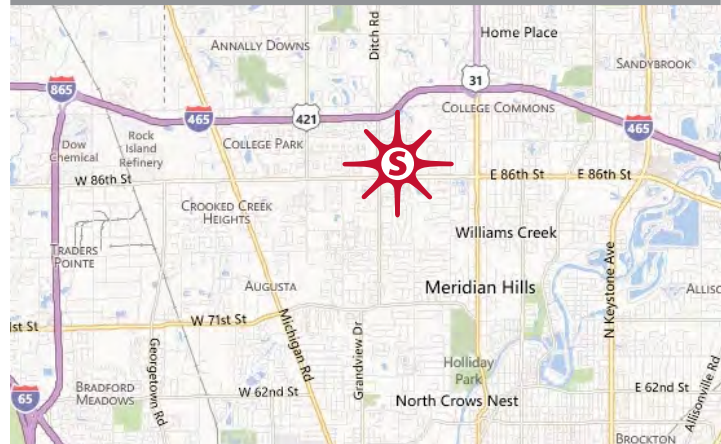
- conveniently located retail center less than 1 mile east of Ascension St. Vincent and Peyton Manning Children's Hospital
- located in busy and affluent northside neighborhood
- highly visible endcap and second-generation restaurant endcap available
- daily traffic counts: 31,897 on 86th Street and 14,998 on Ditch Road

demographics

	1 mile	3 miles	5 miles
population	11,588	69,468	172,886
households	5,228	31,199	76,626
avg. household income	\$115,641	\$126,919	\$146,695
daytime population	6,940	69,765	216,315

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 1,400–5,951 sf



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UNIT	TENANT	DIMS.	S.F.
1268	AVAILABLE - ENDCAP RESTAURANT	65 x 70	4,551
1264	AVAILABLE - CAN BE COMBINED	20 x 70	1,400
1260	KUMON MATH AND READING CENTER	20 x 70	1,400
1252	LUSO NAILS	30 x 70	2,100
1248	BABUSHKA'S DELI	20 x 70	1,400
1240	THREAD N GLOW	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	HEN KITCHEN VIETNAMESE & SUSHI BAR	25 x 100 IRR	4,527
1204	AVAILABLE - ENDCAP	44.5 x 110	4,895

OUTLOTS

		S.F.
1216	DUNKIN'	2,329
1244	STARBUCKS	2,758

