

# Pyramid Place

3450 W 86th Street, Indianapolis, IN 46268

Shopping Center Spaces Available



## Market Demographics

Radius	Population	Households	Income
1 Mile	9,147	5,021	\$73,601
3 Miles	61,250	26,677	\$106,571
5 Miles	150,757	63,550	\$128,125

Source: Esri (2023)

## Traffic Counts

	VPD
West 86th Street	34,386
Michigan Road	28,346
I-465	123,037

Source: INDOT TCDS (2023)

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For Lease

# Pyramid Place

Join a well-tenanted center positioned along a high-traffic retail corridor with storefront opportunities fronting 86th Street.

# 20

Existing Tenants

# 6,600

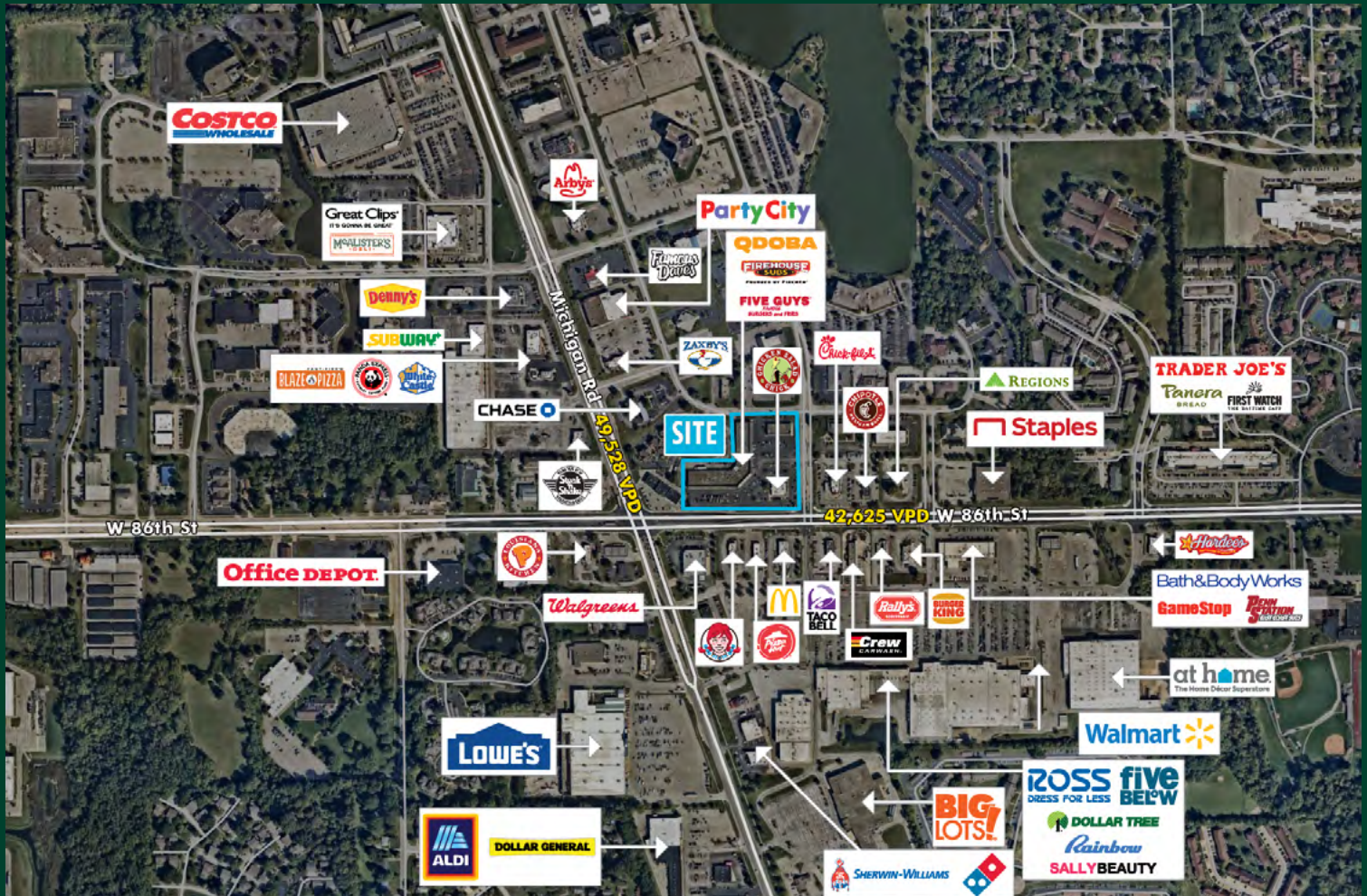
Total Available SF

# 50K+

SF GLA

### Property Details

- + Situated 1 mile south of the Michigan Road exit on I-465
- + Nearby daily traffic drivers include:
  - St. Vincent Hospital
  - Brebeuf Jesuit Preparatory School
  - The Pyramids Office Center (on going redevelopment)
  - Parkstone Office Center
  - Park 100 Industrial and Office Park

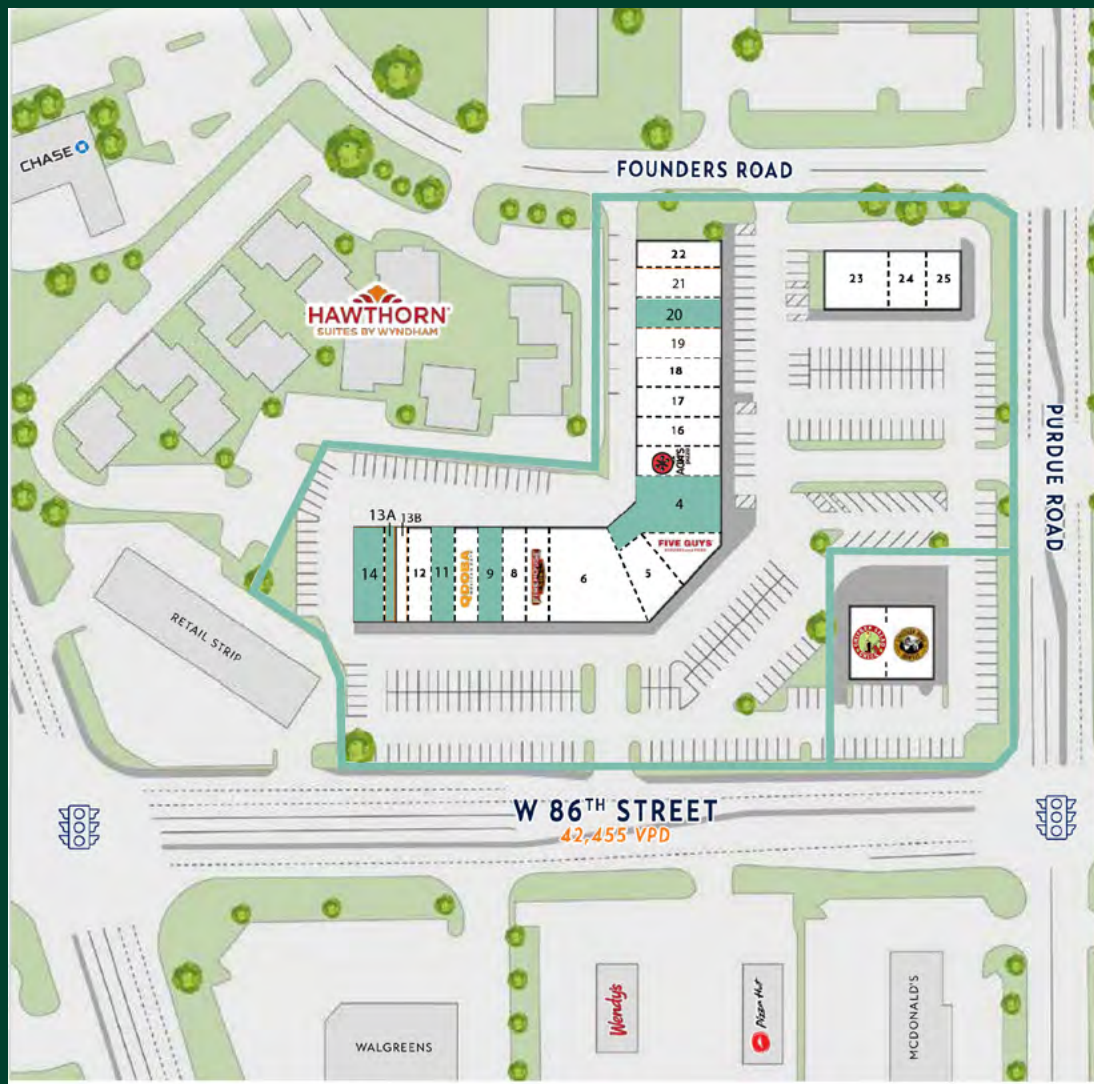




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## Roster

1 Einstein Bagels	1,921
2 Chicken Salad Chick	2,729
3 Five Guys	3,364
4 Available	3,716
5 Cloud 9 Cabinetry	1,300
6 Asian Bistro	4,754
7 Firehouse Subs	1,600
8 Yoya Frozen Yogurt	1,600
9 Available	1,600
10 Qdoba Mexican Grill	2,000
11 Available	1,200
12 Dr. Tavel Eye Care	1,600
13A Available	1,200
13B Wingstop	1,200
14 Available	2,400
15 Jack's Pizza	1,400
16 Uptown Smokes	1,400
17 Team Rehabilitation	2,800
18 Cosmoprof	2,800
19 Memory Lane Tattoo Club	1,400
20 Available	1,400
21 Odinga Fitness	1,400
22 Great Cooks LLC	1,400
23 Spherion	3,000
24 USA Nails	1,800
25 TeeJays Sweet Tooth	1,200

## Available Spaces

Space #	SF	Address	Details
4	3,716	3454 W 86th St	
9	1,600	3524 W 86th Street	Fast casual restaurant
11	1,200	3532 W 86th St	
13A	1,200	3540 W 86th Street	
14	2,400	3548 W 86th Street	Former auto repair space (including 3 garage doors)
20	1,400	8648 Purdue Road	Former health spa

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## Contact Us

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