

PEACOCK
COMPANIES
commercial real estate

FOR LEASE RETAIL

18,361± SF TOTAL IN KEYSTONE COURT

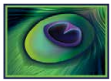
Marion County | SWC of Keystone Pkwy & E 96th Street
9450/9520 Haver Way | Indianapolis, IN 46240

ADJACENT TO NEW MCDONALD'S

JUST NORTH OF I-465 & KEYSTONE AVENUE EXIT | ADJACENT TO NEW MCDONALD'S



EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR



**PEACOCK
COMPANIES**
commercial real estate

FOR LEASE RETAIL | EXCELLENT LOCATION

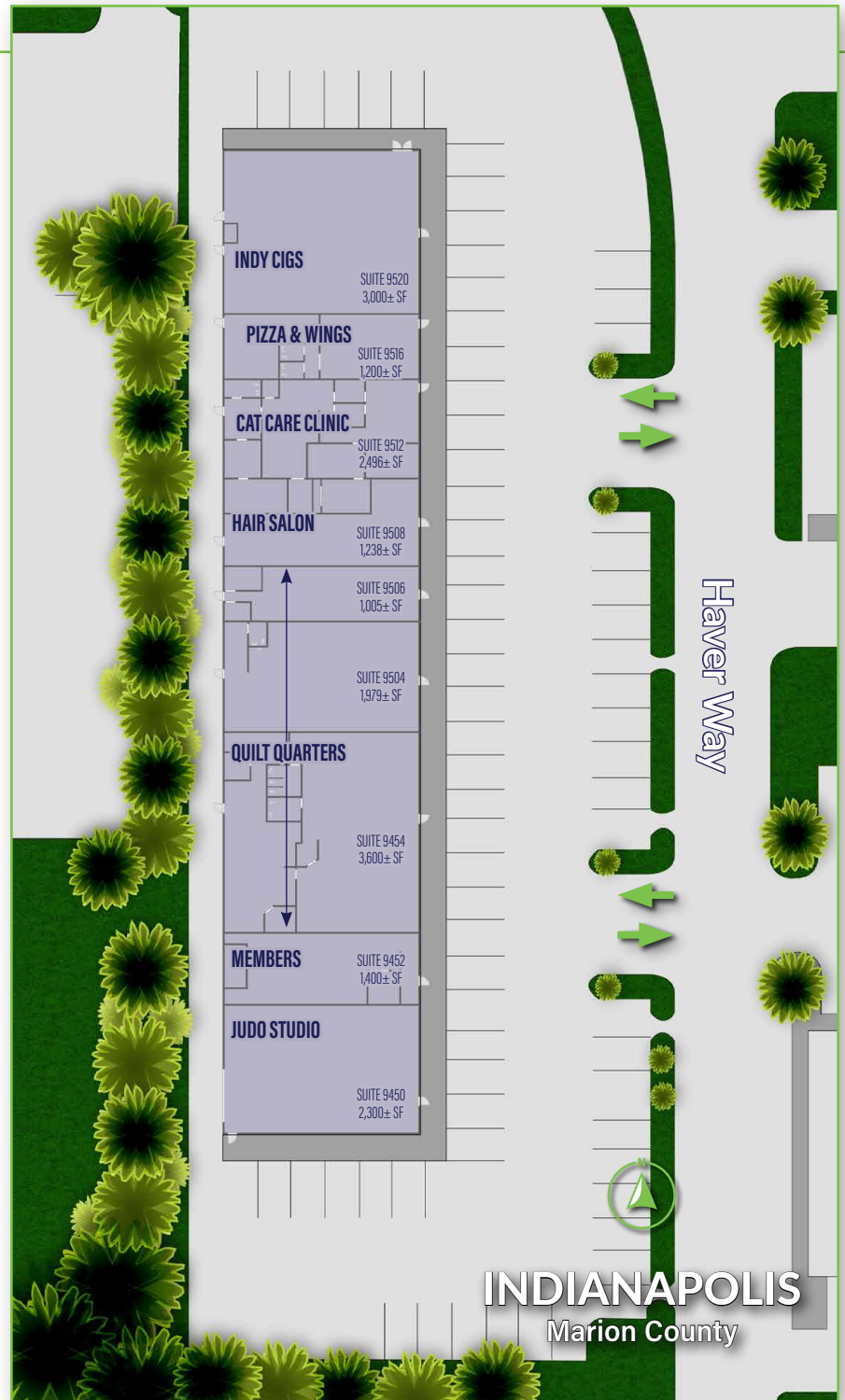
18,361± SF TOTAL IN COMMERCIAL/RETAIL IN KEYSTONE COURT

SWC of Keystone Pkwy & E 96th St | 9450 Haver Way | Indianapolis, IN 46240 | Marion County

EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR

PROPERTY FEATURES:

- **FOR LEASE retail in Keystone Court Shopping Center;** 18,361± SF total in newly renovated shopping center.
- Excellent location on the southwest corner of Keystone Parkway and E. 96th Street on the west side of Haver Way access road.
- Excellent opportunity to become a part of the community located on a busy established major north-south trade corridor.
- Great location for community services and retailers, local restaurateurs and more.
- NEW McDonald's adjacent to center
- Just minutes north of Keystone at the Crossing & The Fashion Mall
- Current tenants include: Members, Quilt Quarters, Hair Salon, Judo, Indy Cigs, Cat Care Clinic and Pizza & Wings
- Site is surrounded by many car dealerships and other national retailers in the area as well as minutes from the Precedent Office/Business Park located to east of site.
- Site is at the gateway to the E. 96th Street trade corridor and the north-south gateway to Carmel residential, retail and entertainment venues.
- Good visibility and high traffic counts make this a desirable location benefitting from recent road improvements to improve access.

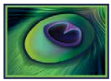


MICHAEL P. HOUSE | 📞 317.253.3447 | 📠 317.402.1666 | ✉ mphouse@peacockcre.com

📍 15525 Stony Creek Way | Noblesville, IN 46060 | 🌐 peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

5.20.2025



**PEACOCK
COMPANIES**
commercial real estate

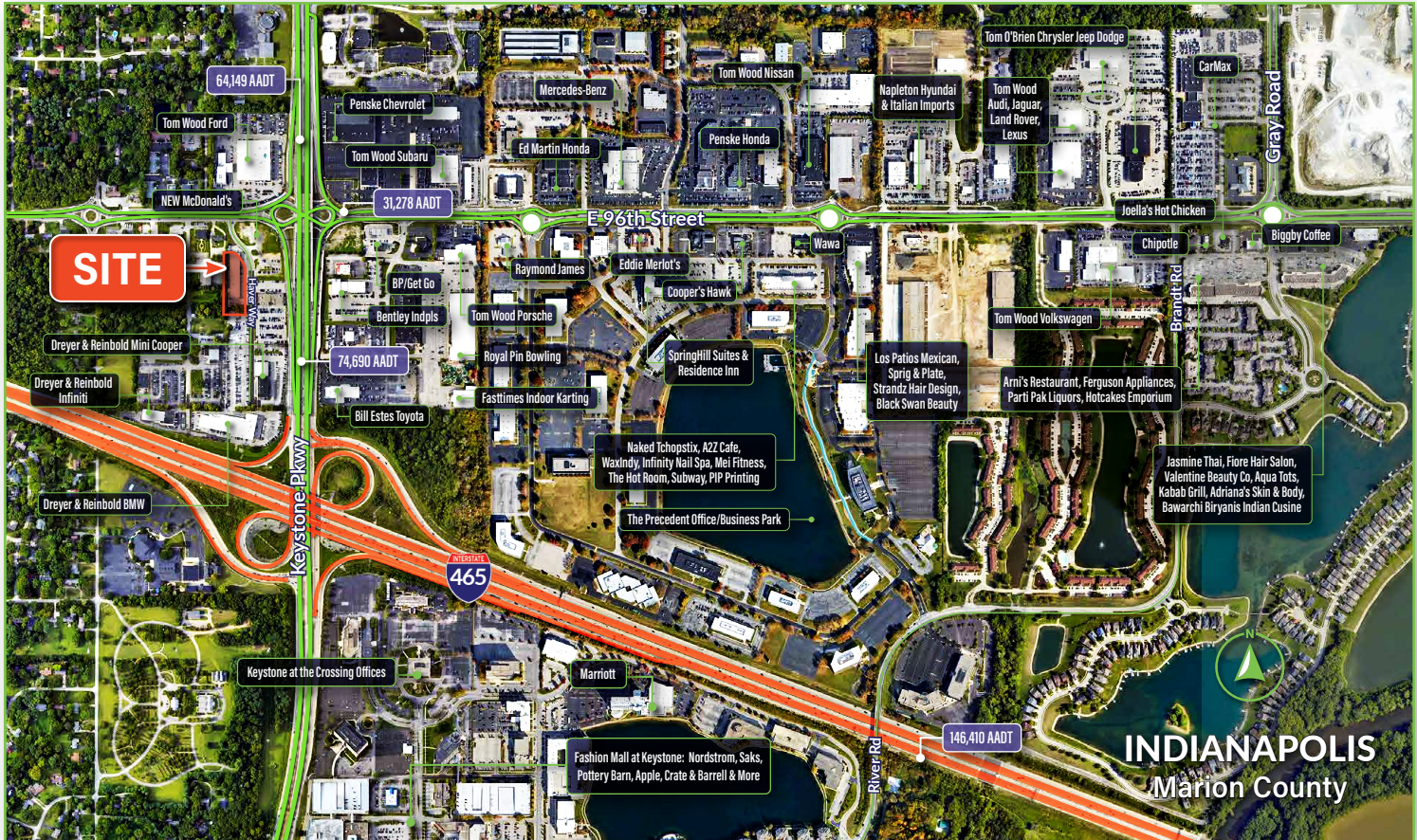
FOR LEASE RETAIL | EXCELLENT LOCATION

18,361± SF TOTAL IN COMMERCIAL/RETAIL IN KEYSTONE COURT

SWC of Keystone Pkwy & E 96th St | 9450 Haver Way | Indianapolis, IN 46240 | Marion County

EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR

TRADE AERIAL & DEMOGRAPHICS:



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MIN
EST. POPULATION 2021	5,937	28,287	60,026	48,089
ADJ. DAYTIME DEMOS 16+	19,877	41,290	95,467	83,985
PROJ HH ANNUAL GROWTH (2021-2026)	1.7%	1.4%	1.4%	1.4%
EST. HOUSEHOLDS 2021	2,773	13,736	28,255	22,084
EST. AVG. HH INCOME 2021	\$88,973	\$92,827	\$104,894	\$102,980
MEDIAN AGE	37.3	37.6	39.8	39.4
ANY COLLEGE (SOME COLLEGE OR HIGHER)	83.8%	79.4%	81.2%	80.0%

- **Trade area national retailers include:** Fashion Mall at Keystone (Nordstrom, Pottery Barn, Apple, Saks Fifth Avenue, Crate & Barrel, Restoration Hardware & more), Auto Dealers (BMW, Infiniti, Mini Cooper, Toyota, Bentley, Kia, Ford, Chevy, Subaru, Honda, Acura, Mercedes-Benz, Nissan, Hyundai, Lexus, Porsche, Chrysler, Jeep, Dodge), Banks (Regions Bank, Fifth Third, First Financial, Merchants Bank, Old National Bank), BP, Wawa and more.
- **Trade area restaurants include:** Eddie Merlots, Cooper's Hawk, Naked Tchopstix, La Hacienda, Subway, Joella's Hot Chicken, Arni's, A2Z Cafe, Jasmine Thai, Biggby Coffee and more.

MICHAEL P. HOUSE | 317.253.3447 | 317.402.1666 | mphouse@peacockcre.com

15525 Stony Creek Way | Noblesville, IN 46060 | peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.