

**PEACOCK**  
**COMPANIES**  
commercial real estate

# FOR LEASE | SYLVAN RIDGE

9,000± SF TOTAL INLINE RETAIL SPACE &  
3,372± SF FORMER BANK BUILDING

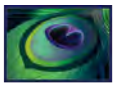
Marion County | NWC of Allisonville Rd & 62<sup>nd</sup> Street  
6238 Allisonville Road | Indianapolis, IN 46220

1,000± SF UP TO 8,000± SF INLINE RETAIL & 3,372± SF FORMER BANK BUILDING

RETAIL CENTER UNDERGOING FACADE RENOVATION



EXCELLENT LOCATION ON HARD CORNER OF 62<sup>ND</sup> STREET & ALLISONVILLE ROAD



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# FOR LEASE | SYLVAN RIDGE CENTER

9,000± SF TOTAL INLINE RETAIL SPACE & 3,372± SF FORMER BANK BUILDING

NWC of Allisonville Rd & 62nd St | 6238 Allisonville Rd | Indianapolis, IN 46220 | Marion County

EXCELLENT LOCATION ON HARD CORNER OF 62<sup>ND</sup> STREET & ALLISONVILLE ROAD

## PROPERTY FEATURES:

- **FOR LEASE: 1,000± up to 8,000± SF retail inline space available in in neighborhood center**
- **FOR LEASE (available spring 2023): 3,372± SF free standing commercial/retail building; former bank with drive through and canopy space**
- Join tenants including Ace Hardware (OPENING SPRING 2023), Dollar General, Taylor's Bakery, State Farm Insurance, Classic Cleaners, Huntington Bank, & Lee's Barber Shop.
- Great opportunity for retailers, medical/service professionals and other services
- Center facade is undergoing new renovation.
- Pylon signage available
- Generous parking
- Great visibility on heavily traveled NWC at the intersection of E 62<sup>nd</sup> Street and Allisonville Road
- Just west of Eastwood Middle School and across the street Big Lots anchored Windermere Center
- Located on NWC of E 62<sup>nd</sup> Street & Allisonville Road with strong traffic counts and access from both roads
- Excellent opportunity to become part of the community located on a busy established major trade corridor on Indy's northeast side
- Location is just east of Broad Ripple approximately midway between Keystone Ave and Bindford Blvd.
- Close proximity to interstate systems in the northeast quadrant of Indianapolis in Marion County

Total GLA: 59,032± SF  
(not including  
Site: 7.67± Acres



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,869	73,891	207,464
HOUSEHOLDS	3,162	38,074	103,801
AVG. HH INCOME	\$94,476	\$90,505	\$81,819

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

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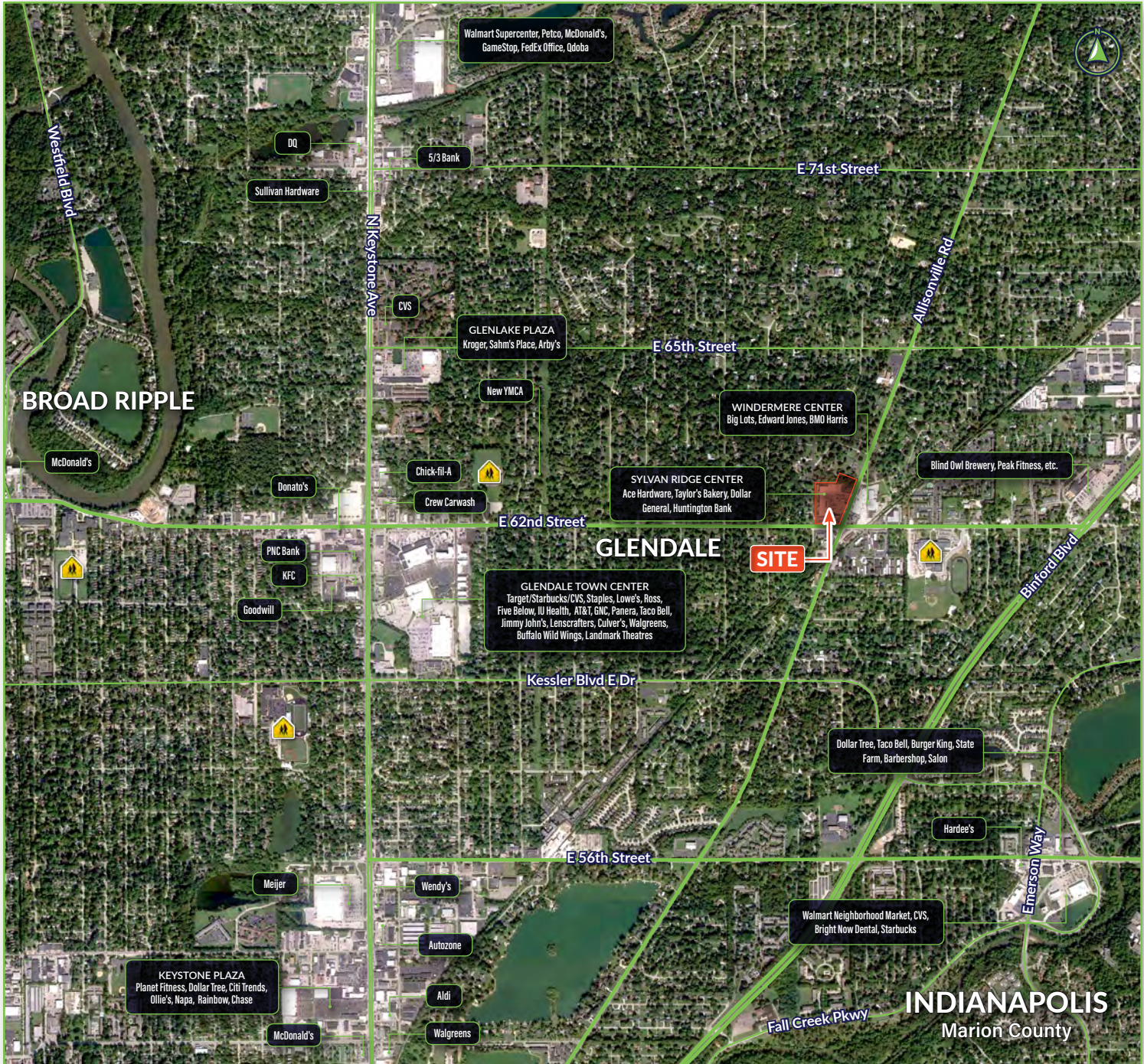
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## TRADE AERIAL:



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