

PEACOCK
COMPANIES
commercial real estate

FOR LEASE | SYLVAN RIDGE

3,372± SF FORMER BANK BUILDING
ON HARD CORNER OF MAJOR INTERSECTION
IN NORTHEAST INDIANAPOLIS

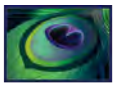
Marion County | NWC of Allisonville Rd & 62nd Street
6210 Allisonville Road | Indianapolis, IN 46220

3,372± SF FORMER BANK BUILDING AVAILABLE FOR LEASE

AVAILABLE SPRING 2023



EXCELLENT LOCATION ON HARD CORNER OF 62ND STREET & ALLISONVILLE ROAD



**PEACOCK
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FOR LEASE | SYLVAN RIDGE CENTER

3,372± SF FORMER BANK BUILDING AT BUSY CORNER INTERSECTION

NWC of Allisonville Rd & 62nd St | 6210 Allisonville Rd | Indianapolis, IN 46220 | Marion County

EXCELLENT LOCATION ON HARD CORNER OF 62ND STREET & ALLISONVILLE ROAD

PROPERTY FEATURES:

- **FOR LEASE (available spring 2023): 3,372± SF free standing commercial/retail building; former bank with drive through and canopy space**
- Building is part of the Sylvan Ridge Retail Center.
- Joint tenants including Ace Hardware, Dollar General, Taylor's Bakery, State Farm Insurance, Classic Cleaners, Huntington Bank, & Lee's Barber Shop.
- Great opportunity for similar financial user, retailers, medical/ service professionals and other service providers
- Shopping center facade is undergoing renovation.
- Prominent pylon sign available
- Ample parking
- Great visibility on heavily traveled NWC at the intersection of E 62nd Street and Allisonville Road
- Just west of Eastwood Middle School and across the street Big Lots anchored Windermere Center
- Located on NWC of E 62nd 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 Binford 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

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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.



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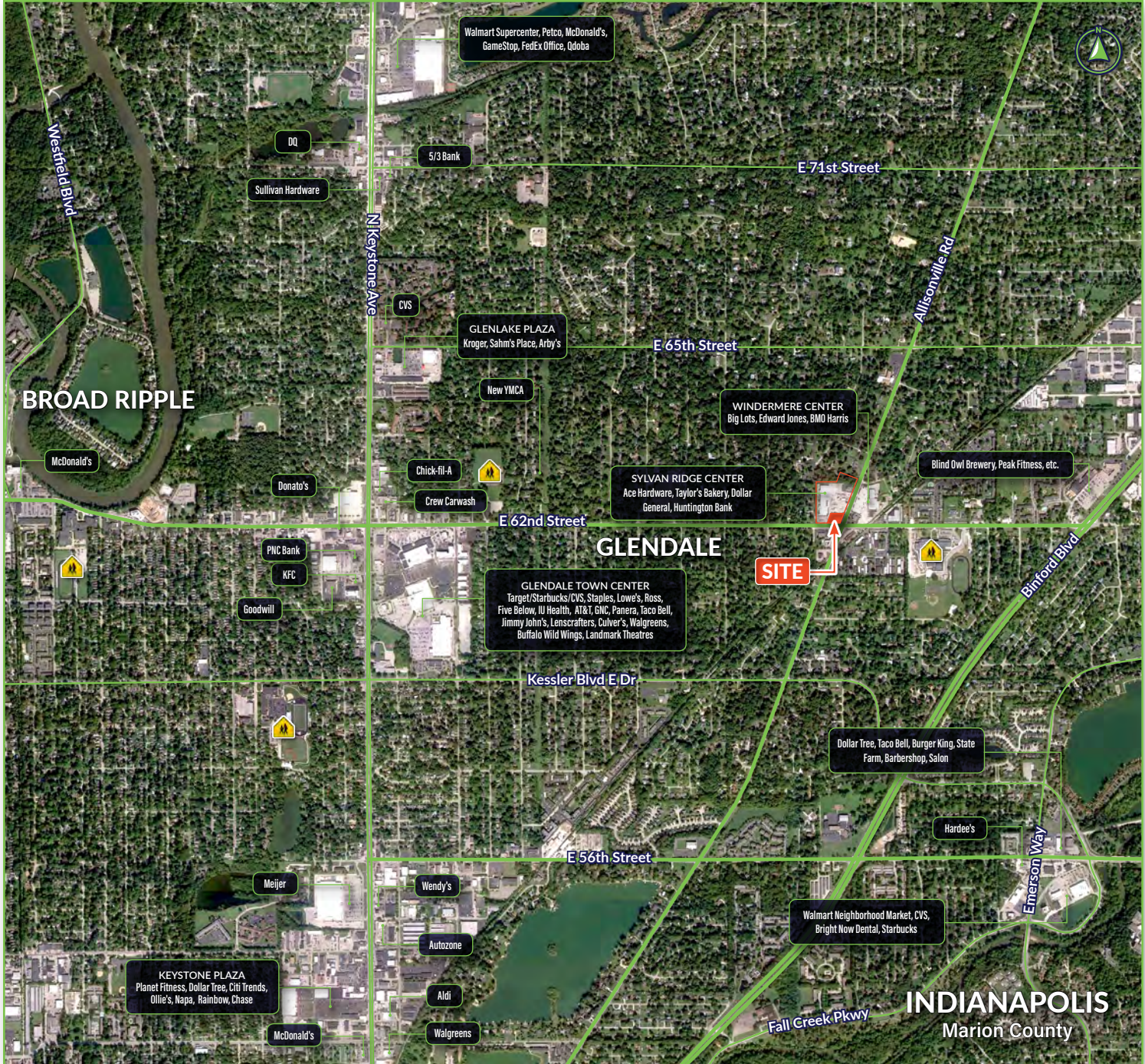
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TRADE AERIAL:



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