

RETAIL SPACE FOR LEASE



5900 E. 82nd Street

INDIANAPOLIS, INDIANA 46229

Contact Teresa Harwood 317-354-5236
or Ryan Zickler 317-809-9955
\$20/sf NNN

Your Prime Retail on High-Traffic East 82nd Street Corridor

8,000 SF Available | Can Be Divided to 2,400SF | Pylon Signage Available

Positioned in one of the city's most vibrant commercial corridors, 5900 E 82nd Street offers exceptional visibility and access. Located just off Allisonville Road and minutes from I-69 and I-465, this property sits in the heart of a dense retail hub with strong demographics and traffic patterns. The area is surrounded by national retailers, restaurants, medical offices, and service businesses, including Target, Costco, Trader Joe's, and Castleton Square Mall—just a short drive away. With daily traffic counts exceeding 38,000 vehicles, this site delivers strong exposure and easy access for customers and employees alike. The building features excellent street presence, ample parking, and dedicated pylon signage on 82nd Street for additional branding power.

Flexible, High-Visibility Space

The available 8,000 SF space is highly adaptable and can be demised to as little as 2,400 SF to accommodate a range of tenant needs. The open floor plan and wide storefront make it ideal for retail, office, showroom, or specialty service use. Large display windows, high ceilings, and multiple points of entry enhance its functionality and curb appeal.

Ideal for a Variety of Uses Including:

- Retail Storefront or Showroom
- Fitness or Wellness Studio
- Salon, Spa, or Med Spa
- Medical or Dental Office
- Specialty Grocery or Market
- Urgent Care or Diagnostic Center

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DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	5 MILES: 165,889	10 MILES: 766,271
5 YEAR GROWTH	5 MILES: 2.9 %	10 MILES: 4.4 %
MEDIAN AGE	5 MILES: 39	10 MILES: 37
BUYING POWER	5 MILES: \$5.8 B	10 MILES: \$22.5 B
MEDIAN HOME VALUE	5 MILES: \$277,522	10 MILES: \$270,212
OWNER / RENTER OCCUPIED	5 MILES: 59% / 41%	10 MILES: 59% / 41%
TRAFFIC COUNTS: I-465	VOLUME: 145,326	COUNT YEAR 2021
TRAFFIC COUNTS: East 82 nd Street	VOLUME: 22,795	COUNT YEAR 2025

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