Indianapolis Pavilions

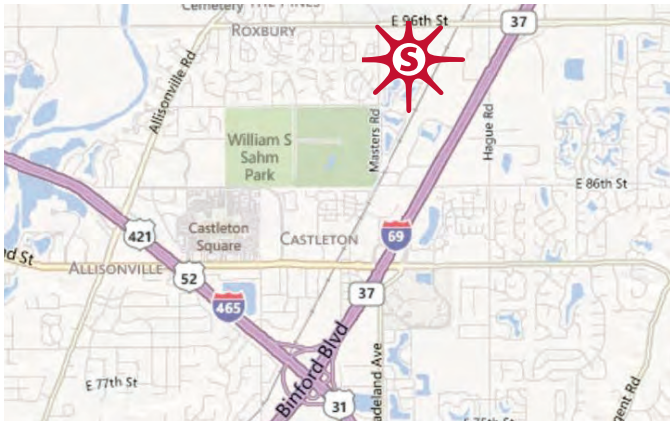
7035 & 7325 E. 96th St.
Indianapolis, IN 46250
Marion County











key features

- well-positioned in exciting development area in Fishers along the Nickel Plate Trail
- shadow-anchored by Sam's Club and Menards
- ±15.32-acre anchor pad available for building up to 160,000 sf
- outlots available from ±0.55 to ±2.54 acres
- excellent visibility on major thoroughfare
- daily traffic counts: 50,668 on 96th Street and 139,927 on I-69

demographics

	1 mile	3 miles	5 miles
population	2,992	59,949	157,691
households	1,712	28,664	68,614
avg. household income	$112,211	$119,485	$143,799
daytime population	6,573	77,510	160,337

2026 Estimates. Source: Applied Geographic Solutions 5/2026, TIGER Geography

retail space for lease 1,200 – 9,299 sf

Andrew T. Hasbrook **317.524.7868** ahasbrook@sandordev.com
10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com
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corner shops

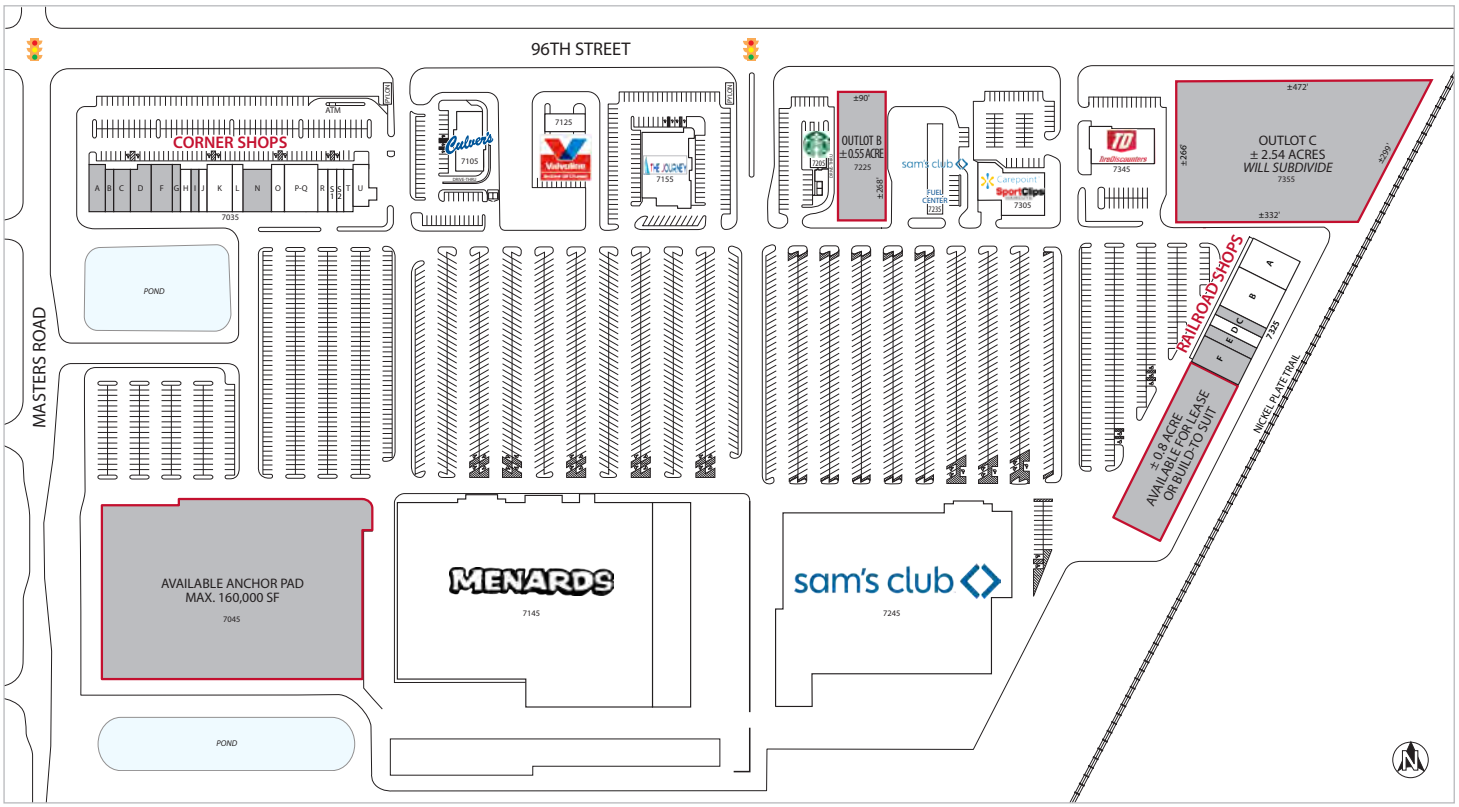
UNIT	TENANT	DIMS.	S.F.
A	AVAILABLE - *CAN BE COMBINED*	32 x 80	2,560
B	AVAILABLE - *CAN BE COMBINED*	15 x 80	1,200
C	AVAILABLE - *CAN BE COMBINED*	30 x 80	2,414
D	AVAILABLE - *CAN BE COMBINED*	39 x 80	3,125
F	AVAILABLE - *CAN BE COMBINED WITH G*	40.5 x 80	3,240
G	AVAILABLE - *CAN BE COMBINED WITH F*	15 x 80	1,200
H	SIMRAN'S KITCHEN PIZZA & MEAT	20 x 80	1,600
I	AVAILABLE - *FORMER SPA*	15 x 80	1,200
J	PERFECT NAILS	15 x 80	1,200
K	PUNJABI TADKA INDIAN CUISINE	48 x 80	3,840
L	DR. TAVEL OPTICAL	20 x 80	1,600
N	AVAILABLE - *FORMER FITNESS*	52.5 x 80	4,199
O	TAQUERIA ROSALES	24.5 x 80	1,960
P-Q	INDY CARD EXCHANGE	61.5 x 80	4,920
R	MR. SHAWARMA	20 x 80	1,600
S1	GOLD COBBLER	15.2 x 80	1,219
S2	GINO'S SHOE REPAIR	15 x 80	1,200
T	KODO'S HOT CHICKEN	18 x 80	1,454
U	JORDAN'S FISH AND CHICKEN	29 x 70	2,030

railroad shops

UNIT	TENANT	DIMS.	S.F.
A	IZAKAYA JAPANESE BAR & GRILL	60 x 100	6,000
B	ONCE UPON A CHILD	80 x 100	8,000
C	AVAILABLE - *FORMER SALON*	20 x 100	2,000
D	FACTOR NAIL SPA	24.3 x 100	2,432
E	AVAILABLE	20 x 100	2,000
F	AVAILABLE	56.7 x 100	5,671

outlots

UNIT	TENANT	SIZE
7215	VALVOLINE INSTANT OIL CHANGE	1.2 AC
B	OUTLOT AVAILABLE	±0.55 AC
C	OUTLOT AVAILABLE - *WILL SUBDIVIDE*	±2.54 AC
	ANCHOR LOT	160,000 SF MAX
	LOT AVAILABLE FOR LEASE OR BTS	±0.8 AC



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