

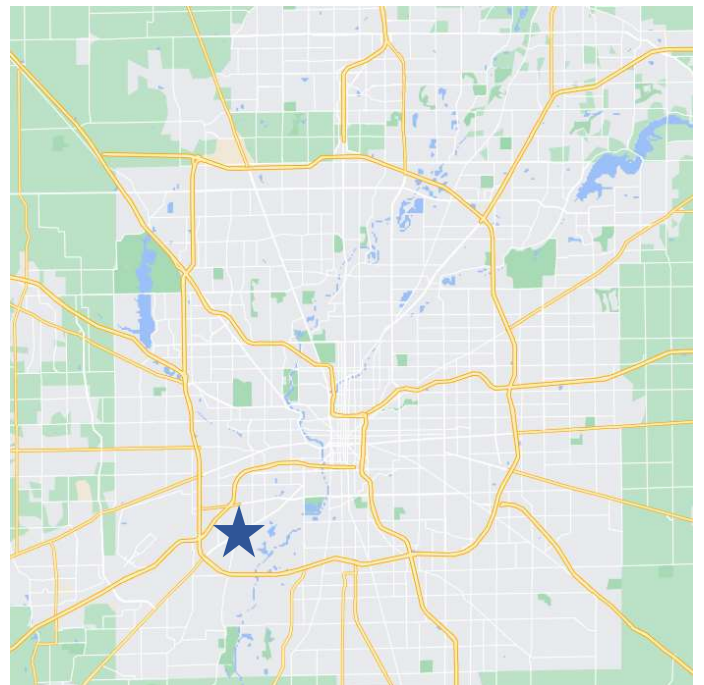
# RETAIL FOR LEASE: FORMER MARSH

3633 Kentucky Avenue, Indianapolis



## PROPERTY HIGHLIGHTS:

- Former 60,000 square foot grocery re-developed into a mixed use shopping center anchored by 30,000 square foot liquor retailer, with approximately 25,000 divisible square feet for lease. This multi-million dollar re-development is as close to new construction at a fraction of the cost.
- 21,000 sq. ft. is in “gray box” condition – ready for tenant design plans
- 4,500 sq. ft. in “white box” condition – ready for tenant build-out for possible restaurant use with extra-large patio area
- Ample parking with almost 400 spaces
- Pylon signage available
- Asking \$14-\$20 per sq. ft. NNN

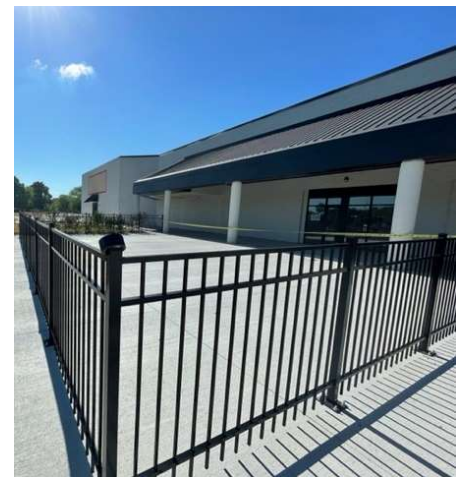


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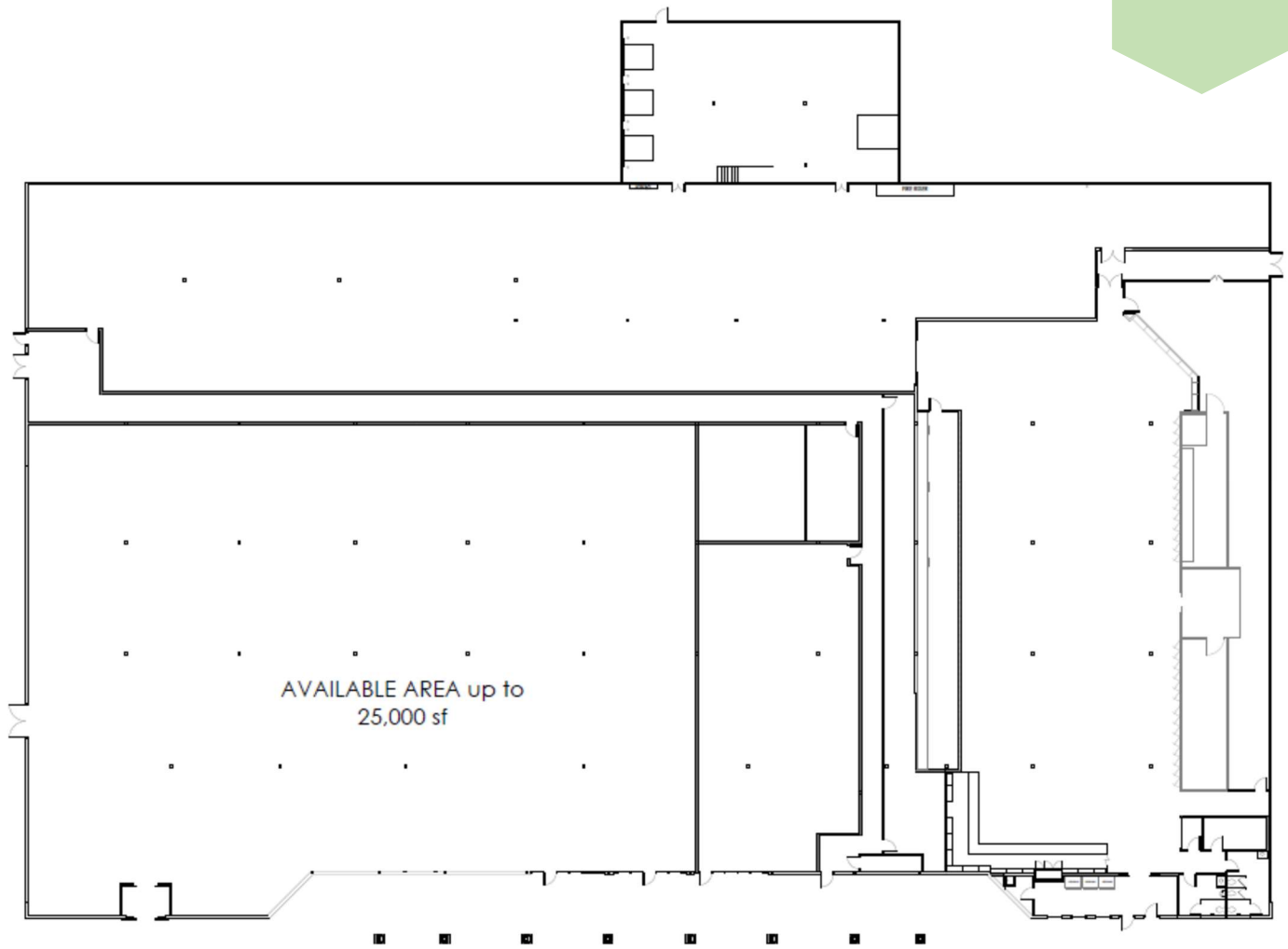
# RETAIL FOR LEASE: FORMER MARSH, MARS HILL



This 60,000 square foot former Marsh Supermarket is located on Kentucky Avenue (State Road 67) – a major thoroughfare between Indianapolis and Mooresville. The supermarket was recently re-developed and is home to Mars Hill Liquors and warehouse. The center is easily accessible via signaled intersection from Kentucky Avenue, and only about 2 miles to I-465 and I-65.



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DEMOGRAPHICS (2022)	2 Miles	5 Miles	10 Miles
Total Population	19,988	125,334	703,543
Average HH Income	\$50,367	\$58,381	\$70,041
Total Households	7,444	47,038	275,717
Total Consumer Spending	\$179.2 M	\$1.2 B	\$7.4 B

## ABOUT MARS HILL, INDIANA

Mars Hill is a Southwest side neighborhood in the vicinity of the Holt Road and Kentucky Avenue intersection. It was **founded in 1911** with high hopes and an ambitious scheme. A group of Indianapolis businessmen planned to make the picturesque farming community a new industrial suburb with factories and 50,000 residents.

Some positive developments, however, also took root in the area. A community garden serves the neighborhood, and Community Caring and Sharing provides food, clothing, and community educational programs. Eldon Palmer, owner of Palmer Trucks, also donated space for a pocket park.

In 2015, the Mars Hill Arts Center opened, hoping to become the anchor for the establishment of more local businesses and restaurants. Two years later, the Southwest Association of Neighbors (SWAN) was created to spark the establishment of a community development corporation to serve Mars Hill and other southwest Indianapolis neighborhoods.



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