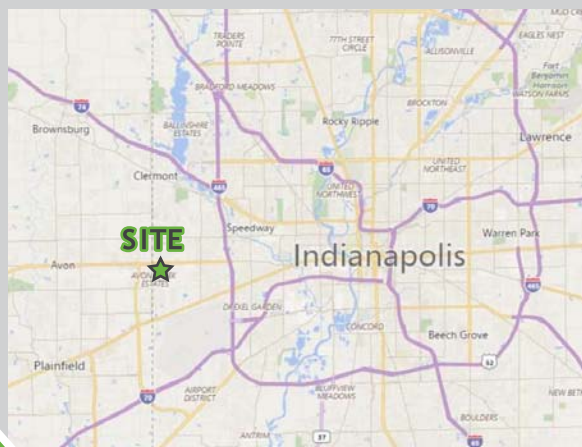


Raceway Commons

SEC Rockville & Raceway Road, Indianapolis, IN 46231

- 1,850 - 3,750 Square Feet Available
- Property Offers Excellent Visibility & Accessibility to Both US Highway 36 & Raceway Road
- Exposure to Over 62,000 Vehicles Per Day
- Pylon Signage Available
- Major Retail Trade Area Offering Strong Retail & Restaurant Sale Volumes
- Additional Tenants Include: Panera Bread, SunTan City, Sprint, Coldstone Creamery, Great Clips, Jackson Hewitt, Cookie Cutters, Wings, Etc., VIP Nails and Salsa Verde



Demographics:
(3 & 5 mile radius / 2017 estimates)

Population	57,108
Average HH Income	\$71,600
Number of Businesses	1,475
Number of Employees	26,744

Population	148,591
Average HH Income	\$67,591
Number of Businesses	4,736
Number of Employees	77,436



MIDLAND ATLANTIC
PROPERTIES

For additional information contact:

Shawn Heffern
sheffern@midlandatlantic.us
Phone.317.580.9900

www.midlandatlantic.com

@midlandatlantic

Indianapolis Office
9000 Keystone Crossing, Suite 850, Indianapolis, IN 46240

MIDLAND ATLANTIC PROPERTIES • DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

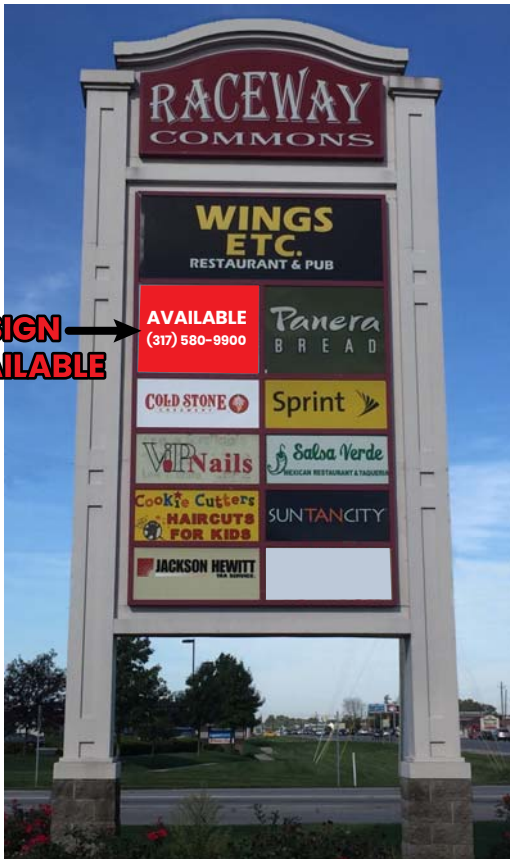
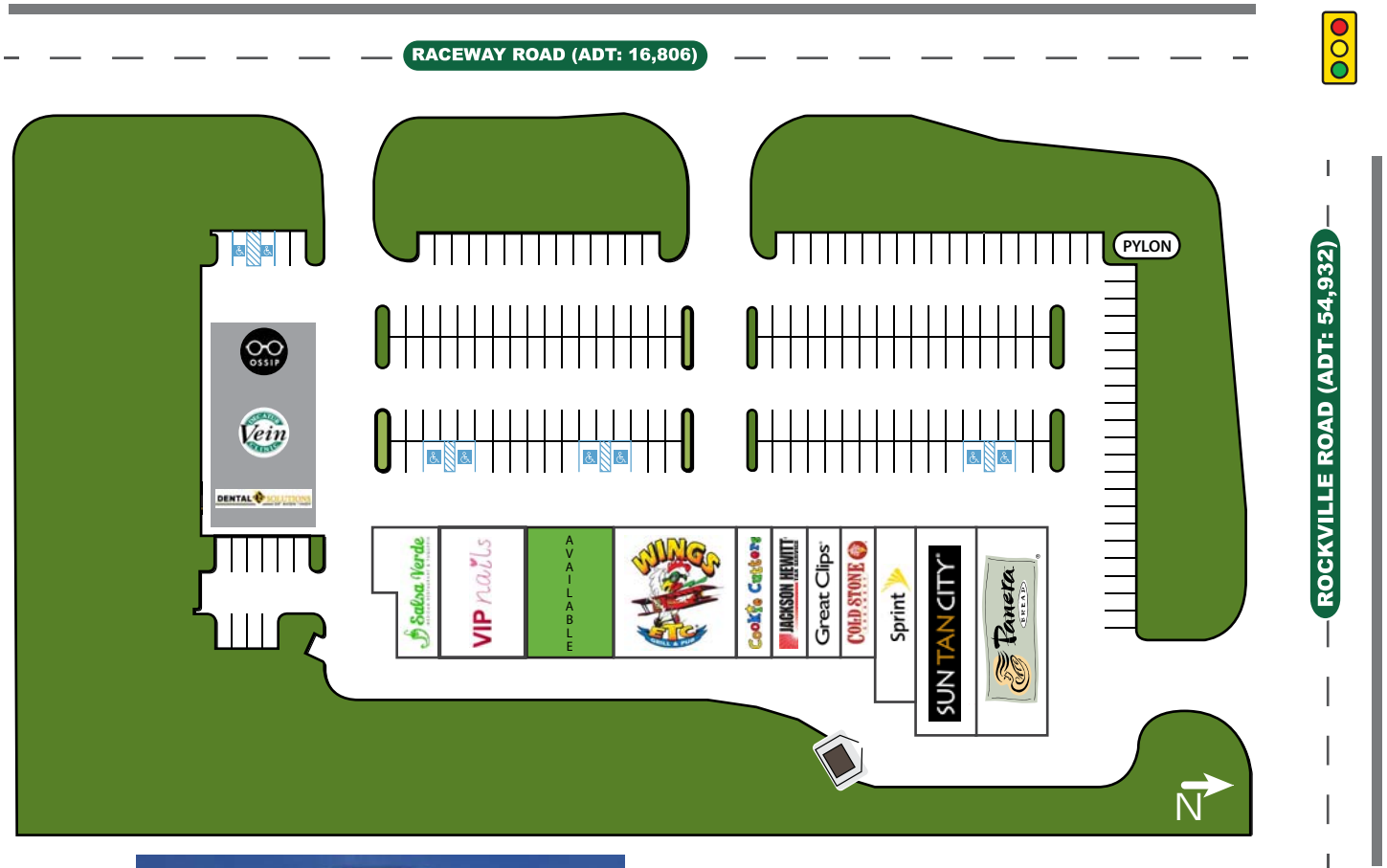
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Raceway Commons

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SUITE	TENANT	SQ. FT.
100	PANERA	4,800
200	SUN TAN CITY	4,203
300	SPRINT	2,487
400	COLDSTONE CREAMERY	1,480
500	GREAT CLIPS	1,425
600	JACKSON HEWITT	1,500
700	COOKIE CUTTERS	1,500
800	WINGS, ETC.	5,400
900	AVAILABLE (divisible)	3,750
1200	VIP NAILS	3,290
1300	SALSA VERDE	2,913

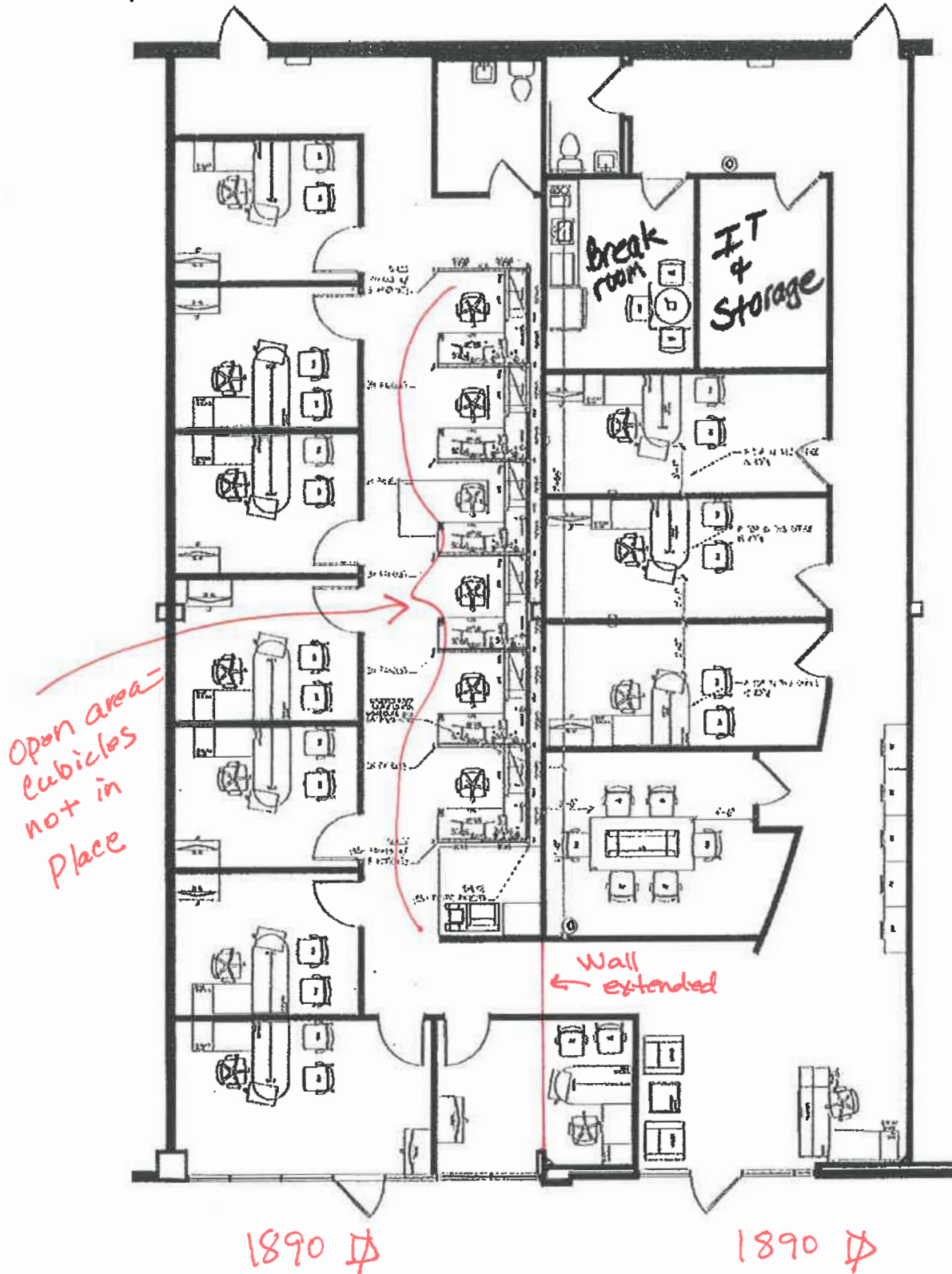
Raceway Commons

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Former Office Space Built Out



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



MIDLAND ATLANTIC
PROPERTIES

Lat/Lon: 39.7628/-86.3283

RF1

55 S. Raceway Road

		1 mi radius	3 mi radius	5 mi radius	7 mi radius
POPULATION	2017 Estimated Population	7,241	57,108	148,591	285,121
	2022 Projected Population	7,453	59,197	153,531	294,453
	2010 Census Population	7,037	53,445	137,587	265,616
	2000 Census Population	4,702	38,424	112,098	228,609
	Projected Annual Growth 2017 to 2022	0.6%	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2017	3.2%	2.9%	1.9%	1.5%
HOUSEHOLDS	2017 Estimated Households	2,620	21,453	58,905	110,771
	2022 Projected Households	2,734	22,544	61,538	115,806
	2010 Census Households	2,500	19,676	53,863	101,797
	2000 Census Households	1,768	14,882	46,281	91,483
	Projected Annual Growth 2017 to 2022	0.9%	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	2.8%	2.6%	1.6%	1.2%
AGE	2017 Est. Population Under 10 Years	14.9%	14.6%	14.5%	14.8%
	2017 Est. Population 10 to 19 Years	15.2%	14.5%	13.8%	13.9%
	2017 Est. Population 20 to 29 Years	12.4%	13.1%	14.2%	14.0%
	2017 Est. Population 30 to 44 Years	22.6%	22.0%	21.7%	21.5%
	2017 Est. Population 45 to 59 Years	19.5%	18.4%	18.9%	18.9%
	2017 Est. Population 60 to 74 Years	12.2%	12.1%	12.1%	12.1%
	2017 Est. Population 75 Years or Over	3.3%	5.3%	4.8%	4.8%
	2017 Est. Median Age	34.0	34.8	34.7	34.6
MARITAL STATUS & GENDER	2017 Est. Male Population	48.5%	47.1%	48.2%	48.7%
	2017 Est. Female Population	51.5%	52.9%	51.8%	51.3%
	2017 Est. Never Married	37.3%	32.9%	36.4%	36.7%
	2017 Est. Now Married	39.8%	43.4%	40.6%	38.6%
	2017 Est. Separated or Divorced	18.9%	17.4%	17.6%	19.1%
	2017 Est. Widowed	4.0%	6.2%	5.3%	5.6%
INCOME	2017 Est. HH Income \$200,000 or More	2.1%	3.0%	3.3%	3.0%
	2017 Est. HH Income \$150,000 to \$199,999	2.0%	4.7%	4.7%	4.1%
	2017 Est. HH Income \$100,000 to \$149,999	15.1%	16.2%	14.7%	12.6%
	2017 Est. HH Income \$75,000 to \$99,999	14.5%	15.3%	12.8%	12.0%
	2017 Est. HH Income \$50,000 to \$74,999	28.2%	23.1%	18.8%	18.7%
	2017 Est. HH Income \$35,000 to \$49,999	20.3%	16.5%	16.0%	16.1%
	2017 Est. HH Income \$25,000 to \$34,999	7.6%	8.0%	10.3%	11.0%
	2017 Est. HH Income \$15,000 to \$24,999	5.1%	7.8%	10.4%	11.5%
	2017 Est. HH Income Under \$15,000	5.0%	5.3%	9.0%	10.9%
	2017 Est. Average Household Income	\$69,086	\$71,600	\$67,591	\$63,653
	2017 Est. Median Household Income	\$60,041	\$65,314	\$61,281	\$55,989
	2017 Est. Per Capita Income	\$24,994	\$27,073	\$26,895	\$24,895
	2017 Est. Total Businesses	251	1,475	4,736	8,447
2017 Est. Total Employees	3,649	26,744	77,436	139,966	

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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



MIDLAND ATLANTIC
PROPERTIES

Lat/Lon: 39.7628/-86.3283

RF1

55 S. Raceway Road		1 mi radius	3 mi radius	5 mi radius	7 mi radius
RACE	2017 Est. White	71.5%	70.3%	70.1%	67.4%
	2017 Est. Black	16.8%	18.4%	18.0%	20.1%
	2017 Est. Asian or Pacific Islander	4.4%	3.9%	3.3%	2.7%
	2017 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%	0.3%
	2017 Est. Other Races	7.1%	7.1%	8.3%	9.4%
HISPANIC	2017 Est. Hispanic Population	683	4,853	14,989	33,361
	2017 Est. Hispanic Population	9.4%	8.5%	10.1%	11.7%
	2022 Proj. Hispanic Population	10.5%	9.6%	11.3%	13.0%
	2010 Hispanic Population	9.2%	8.2%	9.8%	11.5%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	4,640	36,909	96,332	184,108
	2017 Est. Elementary (Grade Level 0 to 8)	3.3%	2.5%	3.6%	5.0%
	2017 Est. Some High School (Grade Level 9 to 11)	4.9%	6.3%	7.7%	9.4%
	2017 Est. High School Graduate	33.3%	30.0%	28.4%	30.1%
	2017 Est. Some College	20.8%	23.4%	23.0%	22.1%
	2017 Est. Associate Degree Only	9.8%	9.2%	8.8%	8.3%
	2017 Est. Bachelor Degree Only	19.4%	19.8%	20.1%	17.3%
	2017 Est. Graduate Degree	8.5%	8.8%	8.4%	7.7%
HOUSING	2017 Est. Total Housing Units	2,700	22,219	61,356	116,678
	2017 Est. Owner-Occupied	77.1%	70.7%	59.2%	57.2%
	2017 Est. Renter-Occupied	19.9%	25.9%	36.8%	37.7%
	2017 Est. Vacant Housing	3.0%	3.4%	4.0%	5.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.1%	0.3%	0.2%	0.2%
	2010 Homes Built 2000 to 2004	38.0%	35.4%	22.7%	18.6%
	2010 Homes Built 1990 to 1999	18.7%	24.5%	22.7%	20.6%
	2010 Homes Built 1980 to 1989	10.0%	10.3%	12.8%	13.3%
	2010 Homes Built 1970 to 1979	21.9%	13.8%	16.3%	16.0%
	2010 Homes Built 1960 to 1969	5.4%	10.7%	11.9%	12.4%
	2010 Homes Built 1950 to 1959	5.0%	7.2%	9.8%	12.5%
	2010 Homes Built Before 1949	5.2%	5.8%	10.0%	12.9%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	1.1%	1.1%	1.2%	1.4%
	2010 Home Value \$400,000 to \$499,999	0.8%	0.8%	1.7%	1.9%
	2010 Home Value \$300,000 to \$399,999	1.3%	2.4%	5.1%	4.8%
	2010 Home Value \$200,000 to \$299,999	9.2%	11.8%	14.7%	13.4%
	2010 Home Value \$150,000 to \$199,999	21.5%	22.6%	21.3%	19.1%
	2010 Home Value \$100,000 to \$149,999	42.6%	44.7%	37.3%	33.8%
	2010 Home Value \$50,000 to \$99,999	23.2%	18.9%	20.5%	25.2%
	2010 Home Value \$25,000 to \$49,999	1.9%	2.2%	2.7%	4.7%
	2010 Home Value Under \$25,000	2.4%	4.0%	3.1%	3.0%
	2010 Median Home Value	\$124,326	\$131,276	\$141,775	\$132,748
	2010 Median Rent	\$824	\$887	\$713	\$685

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FULL PROFILE

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MIDLAND ATLANTIC
PROPERTIES

Lat/Lon: 39.7628/-86.3283

RF1

55 S. Raceway Road

		1 mi radius	3 mi radius	5 mi radius	7 mi radius
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	5,484	43,592	114,407	218,577
	2017 Est. Civilian Employed	68.8%	66.0%	66.3%	64.4%
	2017 Est. Civilian Unemployed	1.6%	2.1%	2.5%	2.9%
	2017 Est. in Armed Forces	-	-	-	-
	2017 Est. not in Labor Force	29.7%	31.9%	31.1%	32.7%
	2017 Labor Force Males	48.4%	46.2%	47.4%	47.9%
	2017 Labor Force Females	51.6%	53.8%	52.6%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,790	29,028	75,478	140,923
	2010 Mgmt, Business, & Financial Operations	12.5%	13.5%	13.2%	12.8%
	2010 Professional, Related	18.4%	20.7%	20.7%	19.6%
	2010 Service	18.3%	15.3%	16.6%	17.0%
	2010 Sales, Office	25.1%	27.4%	25.1%	24.0%
	2010 Farming, Fishing, Forestry	-	-	-	0.1%
	2010 Construction, Extraction, Maintenance	7.4%	6.3%	7.3%	8.9%
	2010 Production, Transport, Material Moving	18.4%	16.7%	17.0%	17.6%
	2010 White Collar Workers	55.9%	61.6%	59.1%	56.5%
	2010 Blue Collar Workers	44.1%	38.4%	40.9%	43.5%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.6%	86.4%	86.2%
2010 Drive to Work in Carpool		12.5%	8.5%	8.1%	9.0%
2010 Travel to Work by Public Transportation		0.3%	0.3%	1.0%	1.3%
2010 Drive to Work on Motorcycle		-	-	-	-
2010 Walk or Bicycle to Work		0.2%	0.8%	0.9%	1.1%
2010 Other Means		0.5%	0.3%	0.7%	1.0%
2010 Work at Home		3.9%	3.7%	3.0%	2.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	25.4%	23.3%	22.9%	22.1%
	2010 Travel to Work in 15 to 29 Minutes	52.5%	47.1%	48.3%	47.0%
	2010 Travel to Work in 30 to 59 Minutes	23.4%	26.5%	26.4%	25.1%
	2010 Travel to Work in 60 Minutes or More	2.8%	3.5%	3.9%	4.0%
	2010 Average Travel Time to Work	21.4	21.9	21.7	21.4
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$143 M	\$1.20 B	\$3.14 B	\$5.67 B
	2017 Est. Apparel	\$4.99 M	\$41.8 M	\$109 M	\$197 M
	2017 Est. Contributions, Gifts	\$8.92 M	\$78.6 M	\$208 M	\$370 M
	2017 Est. Education, Reading	\$5.04 M	\$44.9 M	\$120 M	\$212 M
	2017 Est. Entertainment	\$8.02 M	\$67.3 M	\$176 M	\$316 M
	2017 Est. Food, Beverages, Tobacco	\$22.3 M	\$184 M	\$484 M	\$877 M
	2017 Est. Furnishings, Equipment	\$4.87 M	\$41.3 M	\$107 M	\$192 M
	2017 Est. Health Care, Insurance	\$12.6 M	\$105 M	\$276 M	\$502 M
	2017 Est. Household Operations, Shelter, Utilities	\$44.2 M	\$370 M	\$973 M	\$1.76 B
	2017 Est. Miscellaneous Expenses	\$2.15 M	\$17.8 M	\$46.6 M	\$84.5 M
	2017 Est. Personal Care	\$1.87 M	\$15.6 M	\$40.9 M	\$73.7 M
	2017 Est. Transportation	\$28.2 M	\$232 M	\$601 M	\$1.08 B

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