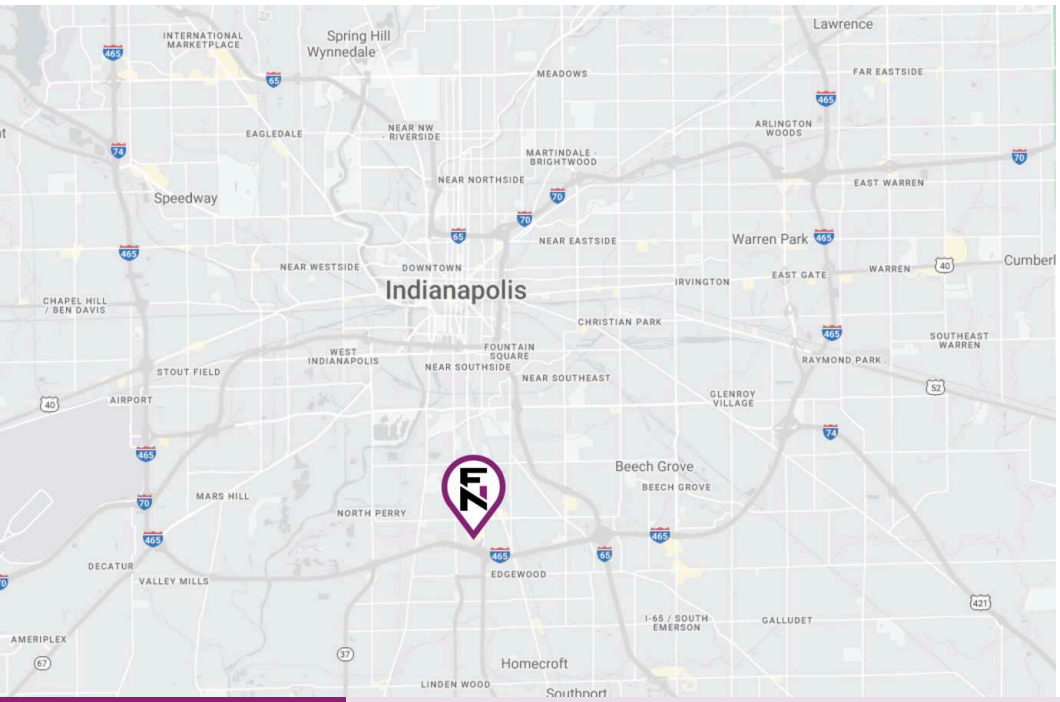
SOUTHERN PLAZA

4200 S. East Street, Indianapolis, IN 46227

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

MSA	Indianapolis
COUNTY	Marion
GLA	267,673
ACRES	40.62
PARKING	1,722

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	9,987	69,735	211,868
	3,846	27,590	87,765
	$67,990	$80,115	$86,635

PROPERTY FEATURES

- Southern Plaza is a 267,652 SF shopping canter anchored by a 59,520 SF Kroger grocery store.
- High-quality tenant roster including Ross, Burlington, Hibbett Sports, Five Below, Rainbow Harbor Freight, Oak Street Health, Goodwill, and more.
- Situated in a dense and growing market approximately 5 miles south of downtown Indianapolis.
- Located directly off Interstate 465, an eight-lane expressway that sees average traffic counts of over 92,000 VPD and the property sits at the intersection of East Street and Hanna Avenue, with combined traffic counts of over 36,000 VPD.
- Within a 5-mile radius of the property, the population is over 211,000 people with an average household income over $86,000.

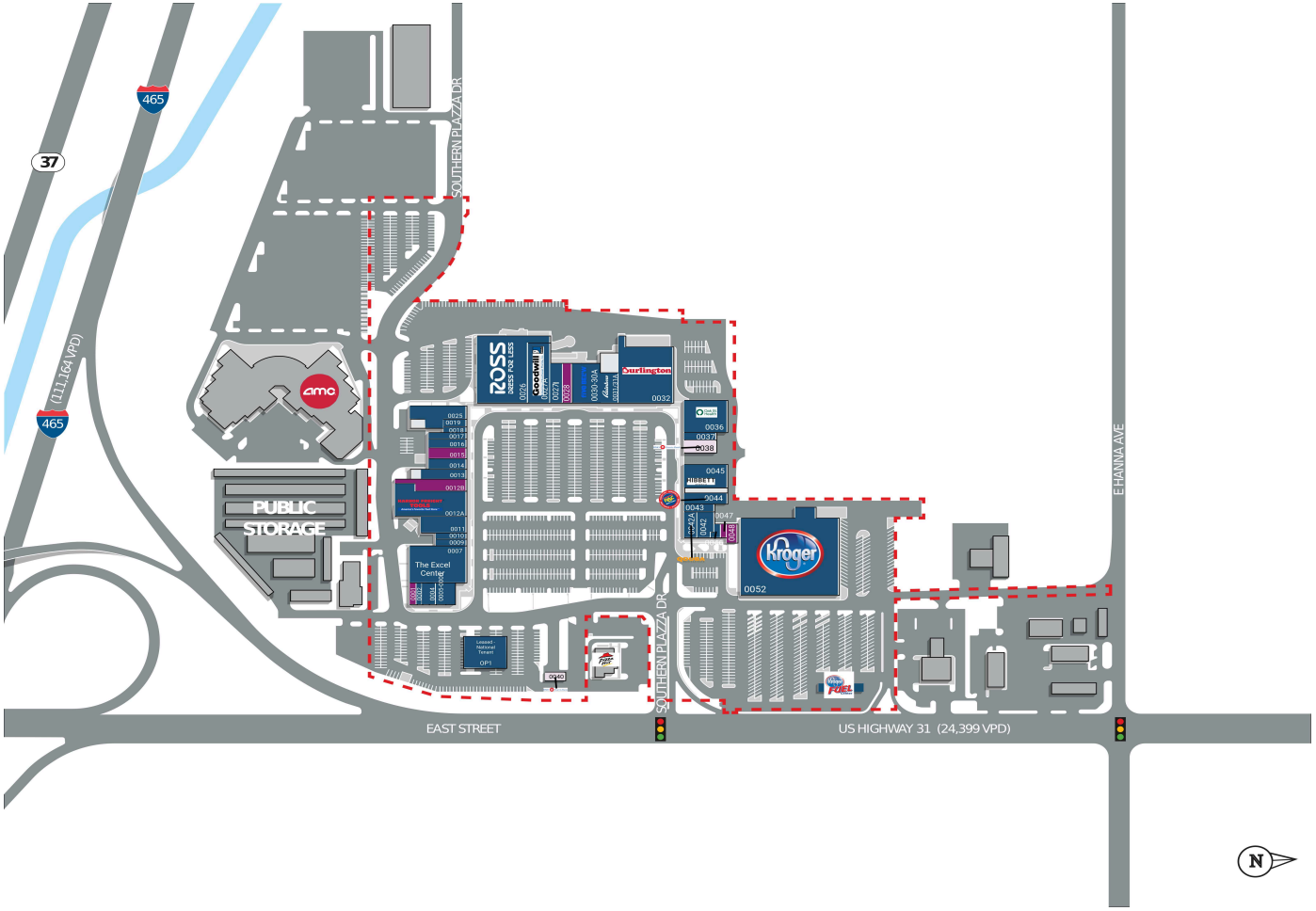
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

SOUTHERN PLAZA

4200 S. East Street, Indianapolis, IN 46227

FIRST NATIONAL REALTY PARTNERS



SUITE	TENANT NAME	SF
OP1	Leased - National Tenant	5,033
0001	**Available**	**929**
0002	Freeway Insurance	800
0004	Top Nails	1,924
0005-0006	Bert & Den's Grille	2,821
0007	The Excel Center	18,143
0009	People Ready	1,622
0010	Consumer Financial	1,622
0011	El Azabache	6,000
0012A	Harbor Freight	14,885
0012B	**Available**	**5,993**
0013	Gilvin's Boots & Shoes	3,300
0014	ComDent	2,500
0015	**Available**	**3,550**
0016	Seleny's Hair Salon & Barber Shop	2,527
0017	H&R Block	2,500
0018	Eyebrows Gallery	1,222
0019	China Garden	1,222
0025	Shadow Realm Games	6,755
0026	Ross	29,238
0027	CosmoProf	3,658
0027A	Goodwill	10,984
0028	**Available**	**3,029**
0030-30A	Five Below	9,600
0031/31A	Rainbow	5,268
0032	Burlington	24,084
0036	Oak Street Health	11,210
0037	Sally Beauty Supply	1,700
0038	**BMO Harris Bank**	**3,250**
0040	**BMO Harris Bank**	**1,200**
0042	Eyeglass World	4,000
0042A	Qdoba	2,472
0043	Life Center, Inc.	1,870
0044	Rent-A-Center	4,084
0045	Hibbett Sports	7,822
0046	Smoker's Zone	881
0047	**Available**	**930**
0048	**Available**	**930**
0052	Kroger	59,520

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

SOUTHERN PLAZA

4200 S. East Street, Indianapolis, IN 46227

FIRST NATIONAL REALTY PARTNERS



Disclaimer: All product and company names are trademarks™ or registered ® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Any product names, logos, brands, and other trademarks or images featured or referred to within are the property of their respective trademark holders. These trademark holders are not affiliated with FNRP. The information contained herein is for general informational purposes only. FNRP makes no representation or warranty, express or implied. Your use of the information is solely at your own risk. This document may contain information concerning third party content, which FNRP does not warrant, endorse, or assume liability for.