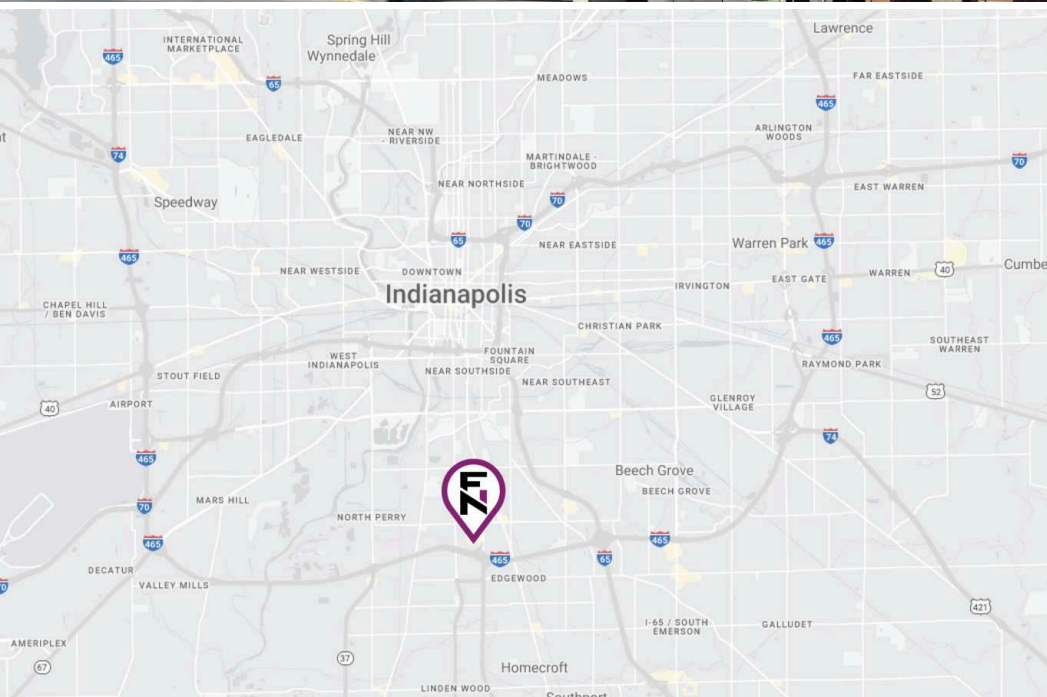


# SOUTHERN PLAZA

4200 S. East Street, Indianapolis, IN 46227



## 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 center anchored by a 59,520 SF Kroger grocery store.
- High-quality tenant roster including Ross, Harbor Freight, Oak Street Health, Goodwill, Qdoba, Cosmo Prof, BMO Bank and Sally Beauty.
- 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.



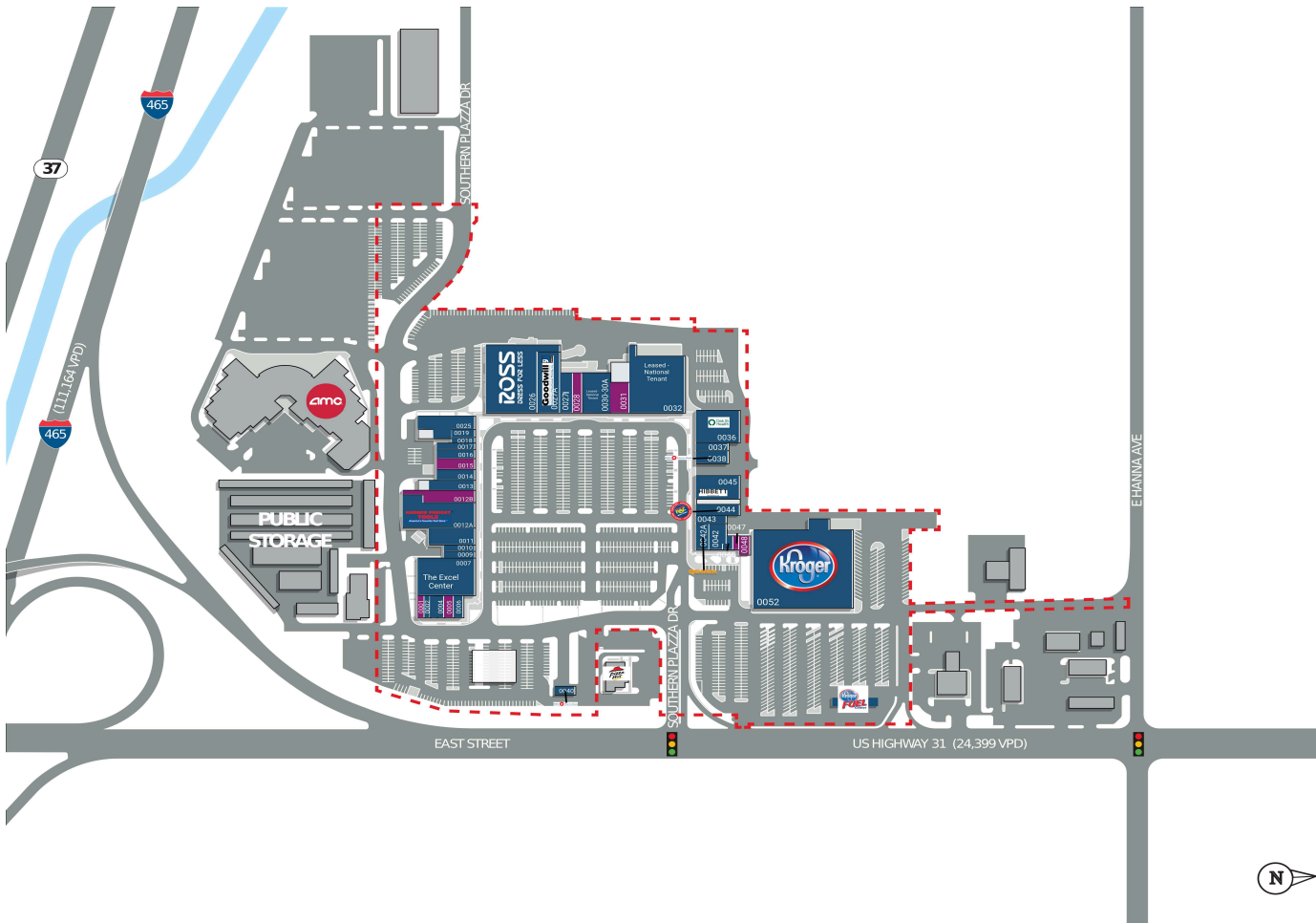
**PROPERTY WEBSITE**

**Candace Gschwind** | 513-292-2652 | cgschwind@fnrpusa.com **INVESTOR RELATIONS** | (855) 622-3677 | ir@fnrpusa.com

**fnrpusa.com**

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AVAILABLE
  AVAILABLE SOON
  LEASED
  NAP (NOT A PART)

SUITE	TENANT NAME	SF
0001	<b>Available</b>	<b>929</b>
0002	Freeway Insurance	800
0004	Top Nails	1,924
0005	<b>Available</b>	<b>1,392</b>
0006	Bert & Den's Grille	1,429
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	<b>Available</b>	<b>5,993</b>
0013	Gilvin's Boots & Shoes	3,300
0014	ComDent	2,500
0015	<b>Available</b>	<b>3,550</b>
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	<b>Available</b>	<b>3,029</b>
0030-30A	Leased - National Tenant	9,600
0031	<b>Available</b>	<b>5,003</b>
0032	Leased - National Tenant	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	<b>Available</b>	<b>930</b>
0048	<b>Available</b>	<b>930</b>
0052	Kroger	59,520



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**FIRST NATIONAL**  
REALTY PARTNERS



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