

# 7120 GRAHAM ROAD

7120 GRAHAM ROAD, INDIANAPOLIS, IN 46220

FOR LEASE



## PROPERTY DESCRIPTION

Great location for Retail use or small office for Insurance, Attorney, or small service business. Benefit from the large amount of traffic from the Kroger Shopping Center at the intersection of 71st Street. A lot of redevelopment has taken place in the area with renovations to 2 office buildings, the upcoming redevelopment of the old Chase Bank building, the renovation of the strip center with a new Tex Mex restaurant! If you have not driven the area in a while, you will notice a lot of the buildings in the area have been renovated and updated.

## PROPERTY HIGHLIGHTS

- Great Demographics
- Kroger, McDonald's, New Madera Tex Mex Restaurant
- Newer Verizon store on the corner of 71st and Binford
- Coming Soon - redevelopment of the old Chase Bank building
- Redevelopment of the PNC Bank building and the office building next to McDonald's
- Great opportunity to redevelop site or renovate to your needs

## LOCATION DESCRIPTION

Just north of 71st Street, across from one of the busiest Kroger Shopping Centers in the city. Building was an old printing company in a great redevelopment area off of Binford and 71st. Kroger Center, redeveloped and updated strip center with new Tex Mex restaurant, 2 office buildings just across the street and to the south have been recently updated, Chase Bank building to be turned into new strip center. Close to everything and easy access in all directions.

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	3,200 SF
Lot Size:	0.238 Acres
Building Size:	3,200 SF

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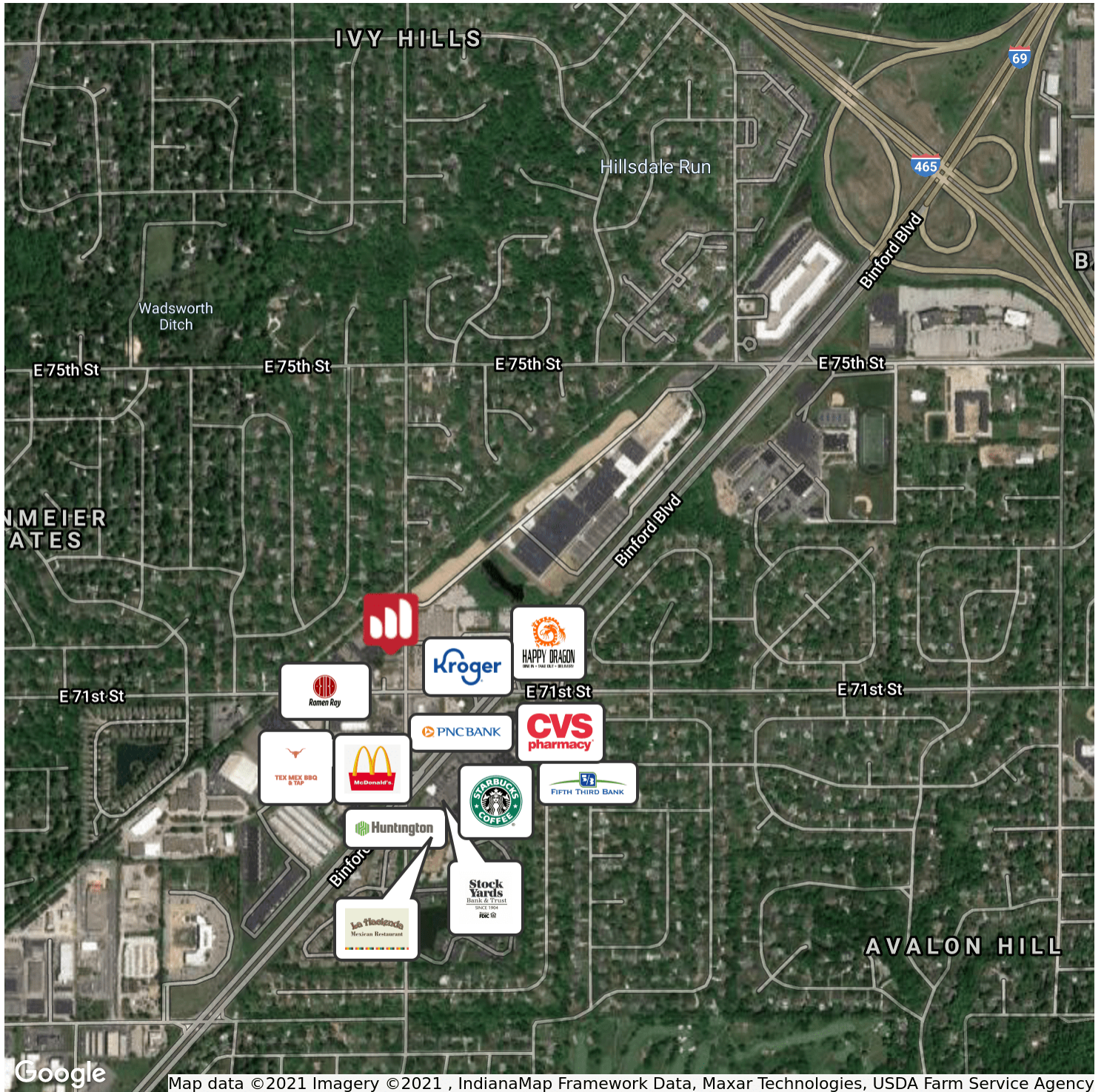
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