



### Property Overview

The 3,390 square-foot building is positioned on a 1.02-acre site and was constructed in 1997. Steak 'n Shake is well located near the intersection of Rockville Road and Ronald Reagan Parkway. The Rockville Road corridor is a primary retail destination for the west side of Indianapolis. Menard's outlots near and adjacent to the subject include Wendy's, Fifth Third Bank, Chick-Fil-A, Verizon, White Castle and McDonald's. In addition to Meijer and Menard's, major retailers along the corridor include Walmart, Hobby Lobby, Best Buy, Michael's, Office Depot, Marshall's, Dick's Sporting Goods, Target and Lowe's.

### Demographic Data

	1 Mile	3 Miles	5 Miles
Total Households	2,740	20,820	57,609
Total Population	7,920	57,821	150,053
Average Household Income	\$75,154	\$80,951	\$76,793

### Highlights

- Building Size: 3,390 SF
- Land Size: 1.02 Acres
- Year Built: 1997



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