

# FOR LEASE

# FULL SERVICE

# BANK SPACE

\$32/SF RENT



9775 Fall Creek Rd  
Indianapolis, IN 46256

Establish your business at 9775 Fall Creek Road in the heart of the Geist/Castleton area's main shopping hub—an address residents know, visit, and can't miss. Positioned along a highly traveled commercial corridor, this location benefits from constant visibility, repeat local traffic, and a built-in customer base that relies on this area for everyday shopping and services. The surrounding concentration of retailers and strong neighborhood demographics create a powerful draw that supports consistent demand and long-term business success.

- » Located in the primary shopping destination for Geist and Castleton residents, delivering built-in customer traffic
- » Prominent frontage along a well-traveled corridor that keeps your business highly visible and top of mind
- » Turnkey bank space with pneumatic teller tube, welcoming entrance and safe



CONTACT US

317-902-8622



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REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



## PROPERTY DETAILS

9775 FALL CREEK RD, INDIANAPOLIS, IN 46256



**32/SF**

Offering Rent

**NNN Lease**

Lease Type

<b>Property Type:</b>	Commercial
<b>Zoning:</b>	C3
<b>Parcel No.:</b>	49-01-19-136-001.000-407
<b>Building Size:</b>	2,713 SF
<b>Lot Size:</b>	1.62 Acre
<b>Year Built:</b>	1997
<b>Improvement Type:</b>	Financial Bldg/ Bank/ S&L/ Mortgage/ Lending/ Credit Union/ Brokerage

<b>Tax Year</b>	<b>Total Taxes</b>
2024	\$19,258.46
2023	\$21,232.16
2022	\$21,232.16
2021	\$21,419.84
2020	\$22,028.18





# PROPERTY DESCRIPTION

9775 FALL CREEK RD, INDIANAPOLIS, IN 46256



Secure a strategic foothold in one of Indianapolis's most desirable commercial corridors at 9775 Fall Creek Road. This prime property offers exceptional visibility and is positioned within the thriving Geist/Castleton market, boasting strong demographics and high daily traffic counts—essential for maximizing customer reach. The site provides superior connectivity, located just moments from the I-69 and I-465 interchange, ensuring seamless access for both customers and employees across the metro area.

The opportunity features a highly advantageous Triple Net (NNN) Lease structure, providing the tenant with complete operational control and simplified, transparent expense management. To ensure long-term predictability and stability, the lease includes a favorable 3% annual escalation. This lease model is ideal for businesses seeking a high-quality asset with a stable financial commitment. Don't miss this opportunity to capitalize on a top-tier location with the stability and control your business demands for sustained success.



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## PERMITTED C-3 USES

### 1. Community, Cultural and Educational Facilities

- Business, art, or other post-secondary proprietary school
- Club or Lodge, Community Center
- Day Care Center or Nursery School
- Greenway, Park or Playground
- Museum, Library, or Art Gallery
- Public Safety Facility or Post Office
- Religious Uses
- Schools: Elementary, Middle or High Schools

### 2. Health Care Facilities

- Hospital, Medical or Dental Offices, Centers, or Clinics
- Medical or Dental Laboratories

### 3. Agricultural, Animal Related, and Food Production Uses

- Animal Care, Boarding, Veterinarian Services
- Artisan Food and Beverage, Farmers' Market
- Garden as a Primary Use

### 4. Business, Home, and Personal Services or Repair

- Check Cashing or Validation Service
- Consumer Services or Repair of Consumer Goods
- Financial and Insurance Services
- Hair and Body Care Salon or Service, Laundromats
- Mortuary, Funeral Home
- Outdoor Advertising Off-Premises Sign, Printing Services

### 5. Food, Beverage, and Indoor Entertainment

- Bar or Tavern
- Eating Establishment or Food Preparation

### 6. Bed and Breakfast

### 7. Office: Business, Professional or Government

### 8. Research and Development

- Information Technology R&D
- Logistics R&D

## DID YOU KNOW?

A NNN lease, also called a triple-net lease, is a commercial lease where the tenant pays almost all of the property's operating expenses in addition to their base rent. It shifts most financial responsibility from the landlord to the tenant.

In a triple-net lease, the tenant typically covers three major categories of costs: property taxes, property insurance, and common area maintenance (CAM). CAM expenses can include parking lot upkeep, landscaping, snow removal, exterior lighting, trash, HVAC servicing, and sometimes property management fees. Depending on the lease, tenants may also pay utilities, repairs, and even capital improvements, though this varies by agreement.

In a true NNN lease, the landlord's role is minimal—usually limited to collecting rent and ensuring the building's roof and structure remain sound, unless those responsibilities are also passed through. The benefit for the landlord is predictable income with low risk, while the tenant gets control of the space and often a lower base rent in exchange for taking on these operating costs.



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EXTERIOR PHOTOS



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LOBBY PHOTOS



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OFFICE 1 & 2





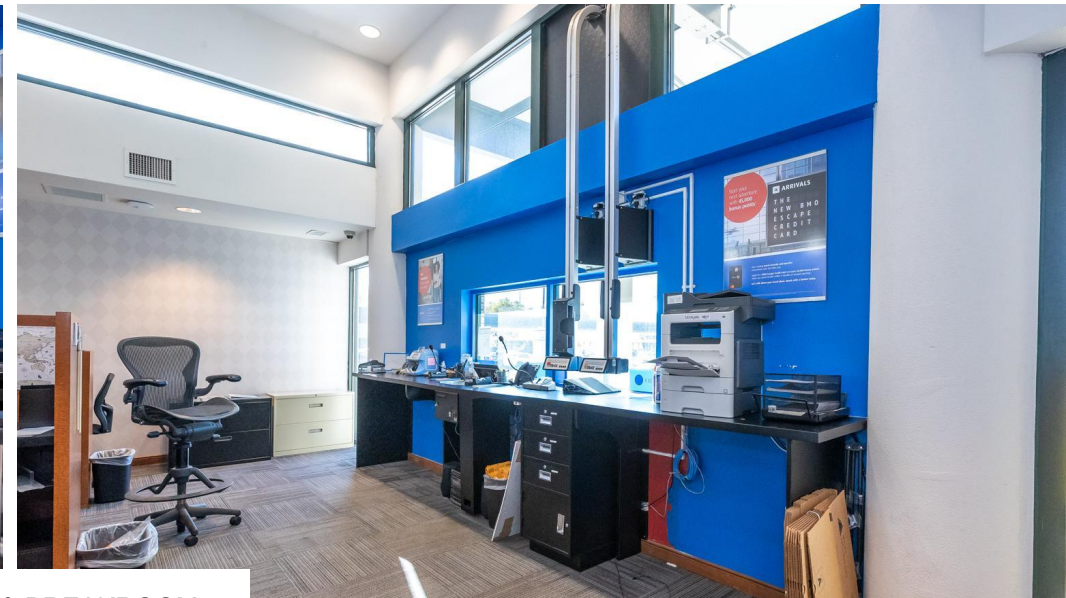
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OFFICE 3 & 4







WORKSPACE & BREAKROOM



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SAFEROOM & BATHROOM



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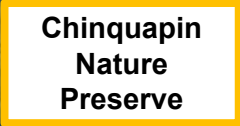
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# NEIGHBORHOOD MAP

9775 FALL CREEK RD, INDIANAPOLIS, IN 46256





## AREA OVERVIEW

9775 FALL CREEK RD, INDIANAPOLIS, IN 46256

### Indianapolis

- Indianapolis is the capital and most populated city in Indiana
- 875,000+ population in the city; 2+ million population in the 11-county metro area
- Indianapolis is the economic and cultural center of the Indianapolis MSA
- Known as the Crossroads of America because of its prime centralized location – 50% of the population is accessible within a one-day drive
- Home of the Indianapolis Colts (NFL), the Indiana Pacers (NBA), the Indianapolis 500 (IndyCar), and headquarters of the National Collegiate Athletic Association (NCAA)
- Indianapolis 500 - Annual automobile race held at the Indianapolis Motor Speedway; draws over 400,000 attendees on average per day and is the largest single-day sporting event in the world

### ECONOMY

- Strong corporate base with growing companies, drawing national and global firms
- Headquarters to 3 Fortune 500 companies: Anthem, Eli Lilly and Co., and Simon Property Group
- Underwent an economic renaissance during the past two decades; diversifying the manufacturing-based economy into a variety of other employment sectors
- Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy
- An important national health-science sector accounts for 2,100 companies (56,000 employees), anchored by Roche Diagnostics Corp., Eli Lilly and Co., and Covance Inc.
- Eli Lilly and Company have become the largest private employer in the city with over 11,000 employees
- #4 "Top 10 Markets for Future Tech Growth" – *Zillow* (2020)

### DEVELOPMENTS

- *IU Health Academic Health Center*: A consolidated academic health campus, merging the medical school and research operations with Methodist Hospital; estimated to cost \$1 billion
- *16 Tech Innovation District*: A 50-acre urban innovation district being developed in the historic Riverside neighborhood on the northwestern edge of downtown Indianapolis



**2 Million Population in the Metro Area**



DOWNTOWN INDIANAPOLIS



INDIANAPOLIS COLTS STADIUM



INDIANAPOLIS MOTOR SPEEDWAY



# DEMOGRAPHIC SUMMARY

9775 Fall Creek Rd, Indianapolis, Indiana, 46256

Rings: 1, 3, 5 mile radii

## KEY FACTS

5 miles

175,035

Population

37.4

Median Age



70,797

Households

\$71,479

Median Disposable Income

## EDUCATION

5 miles

6.0%

No High School Diploma



19.1%

High School Graduate



23.1%

Some College/Associate's Degree



51.8%

Bachelor's/Grad/Prof Degree

## INCOME

5 miles



\$89,195

Median Household Income



\$49,301

Per Capita Income



\$263,305

Median Net Worth

## ANNUAL HOUSEHOLD SPENDING

5 miles



\$2,656

Apparel & Services



\$247

Computers & Hardware



\$4,404

Eating Out



\$7,858

Groceries



\$7,986

Health Care

## BUSINESS

5 miles



7,198

Total Businesses



110,062

Total Employees

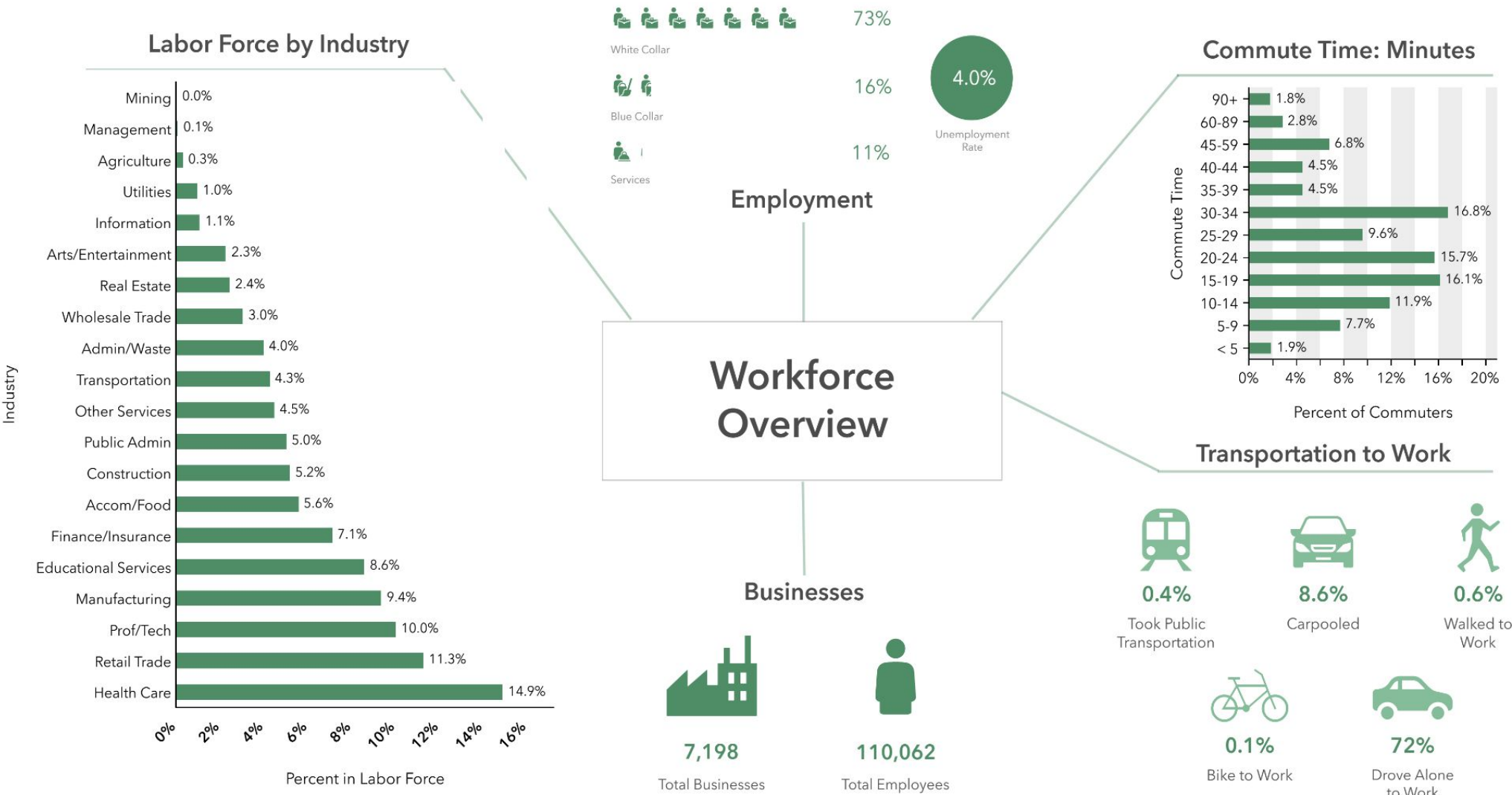
Variables	1 mile	3 miles	5 miles
2023 Total Population	3,950	53,015	175,035
2023 Household Population	3,940	52,439	173,925
2023 Family Population	3,454	42,780	140,701
2028 Total Population	3,873	53,142	180,949
2028 Household Population	3,863	52,566	179,840
2028 Family Population	3,374	42,577	144,797

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri



ECONOMIC DEMOGRAPHIC PROFILE

9775 FALL CREEK RD, INDIANAPOLIS, IN 46256





# COMMUTE PROFILE

9775 Fall Creek Rd, Indianapolis, Indiana, 46256

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## TRANSPORTATION TO WORK



0.4%

Took Public Transportation



8.6%

Carpooled



0.6%

Walked to Work



0.1%

Bike to Work

## WORKERS



90,640

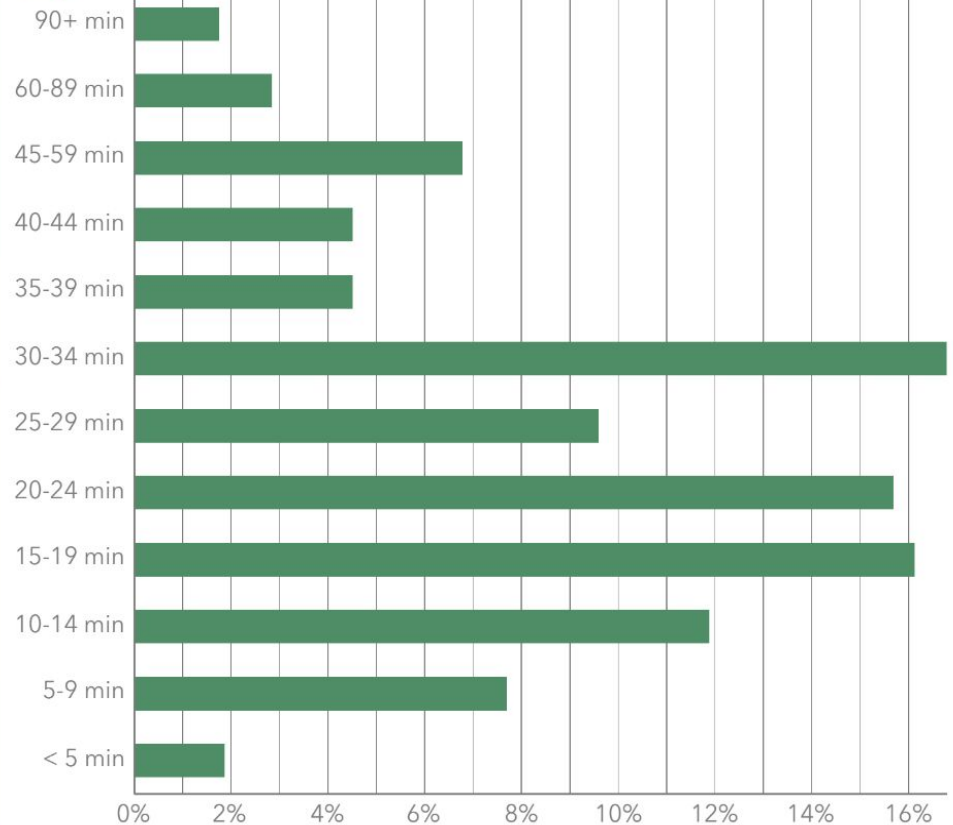
ACS Workers Age 16+



72.4%

Drove Alone to Work

## TRAVEL TIME TO WORK



Percent of Workers



# OFFICE MARKET PROFILE

9775 Fall Creek Rd, Indianapolis, Indiana, 46256  
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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## PROJECTED ANNUAL GROWTH RATE



0.67%

Population



0.96%

Generation Z



-0.82%

Generation X



-0.05%

Millennial

## INTERNET ACCESS (INDEX)



100

Access to Internet at home



101

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



107

Meals at Restaurants



104

Entertainment/ Recreation



104

Retail Goods



108

Apparel & Services



104

Home Services

Tapestry segments

No segments found



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EXCLUSIVELY LISTED BY:

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