

# RIVERS EDGE

A **KITE**® CENTER

# L.L.Bean







# RIVERS EDGE

Rivers Edge is located on 82nd Street at Dean Road, in Indianapolis, IN, between two major malls in the city’s premier north side shopping corridor. Castleton Square Mall is 1.5 miles to the east and The Fashion Mall at Keystone is just a half mile to the west.



**\$121,228**  
AVG HOUSEHOLD  
INCOME



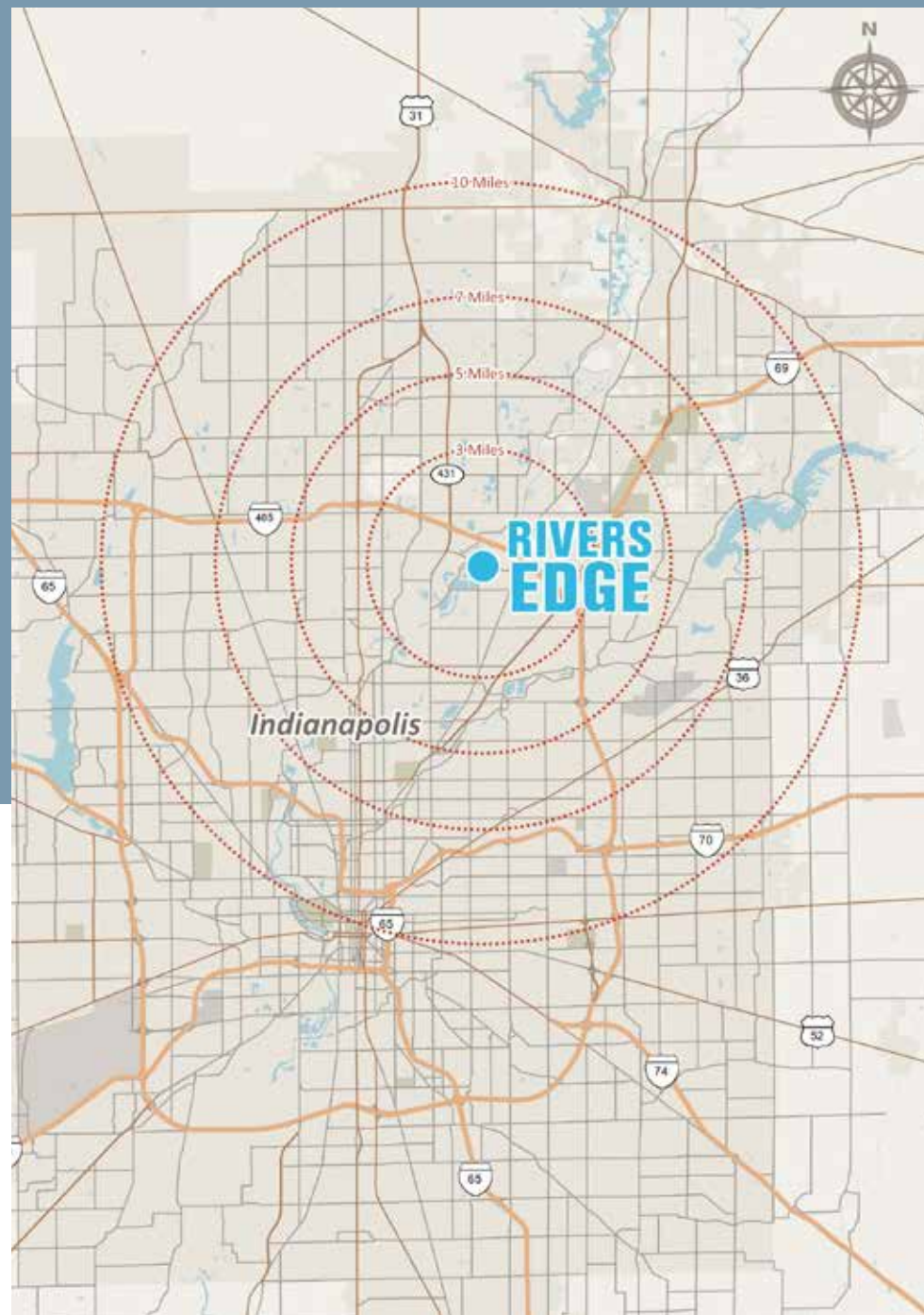
**29,556**  
HOUSEHOLDS



**57.45%**  
BACHELORS DEGREE  
OR HIGHER

2025, 3 MILE DEMOGRAPHIC SOURCE: POPSTATS





**Rivers Edge** regularly attracts exclusive first-to-market tenants seeking to expand into the Indianapolis including: L.L. Bean, The Container Store, Nordstrom

Rack, J. Crew Factory, and Giordano's Pizza.

The Fashion Mall, the area's premier luxury shopping

destination, is less than a mile from Rivers Edge. Some tenants include: Nordstrom, Coach, Tiffany & Co, Madewell, Apple, Crate & Barrel, and Pottery Barn.

**Rivers Edge** is located near several large office parks and has a daytime population within a 3 mile radius that exceeds 55,000.



**L.L.Bean**

FIRST LOCATION IN INDIANA  
OPENED: NOV. 2024

**NORDSTROM  
Rack**

FIRST LOCATION IN INDIANA  
OPENED: SEPT. 2011

**J.CREW  
FACTORY**

ONLY LOCATION IN INDIANA  
OPENED: JAN. 2017

**HARRY & IZZY'S**

FIRST/ONLY LOCATION  
OUTSIDE DOWNTOWN  
OPENED: NOV. 2011

**Giordano's**

FIRST LOCATION IN INDIANA  
OPENED: JAN. 2015

**TEMPUR-PEDIC**

ONLY LOCATION IN INDIANA  
FLAGSHIP STORE  
OPENED: DEC. 2017

**The Container Store**

ONLY LOCATION IN INDIANA  
OPENED: OCT. 2011

**BGI**

FIRST LOCATION IN INDIANA  
FLAGSHIP STORE  
OPENED: FEB. 2012

**LE CREUSET**

FIRST/ ONLY LOCATION  
IN INDIANA  
FLAGSHIP STORE  
OPENED: NOV. 2011

**ARHAUS**  
FURNISHING A BETTER WORLD®

ONLY LOCATION IN INDIANA  
OPENED: NOV. 2012

**FIRST IN MARKET AERIAL**





Keystone Ave

**THE FASHION MALL  
AT KEYSTONE**

Keystone Crossing

River Crossing Blvd

465

465


River Rd

Dean Rd


82nd St


**RIVERS EDGE**

**NEARBY OFFICE  
BUILDINGS | 12,738  
EMPLOYEES WITHIN  
A 3 MILE RADIUS**

 **KEYSTONE AT THE CROSSING**

 **LAKEFRONT AT KEYSTONE**

 **LAKEFRONT DRIVE TIME: 6 MIN | 1.6 MILES**

 **KEYSTONE DRIVE TIME: 5 MIN | 1.2 MILES**





L.L.Bean

ARHAUS  
FURNISHING A BETTER WORLD®



J.CREW  
FACTORY



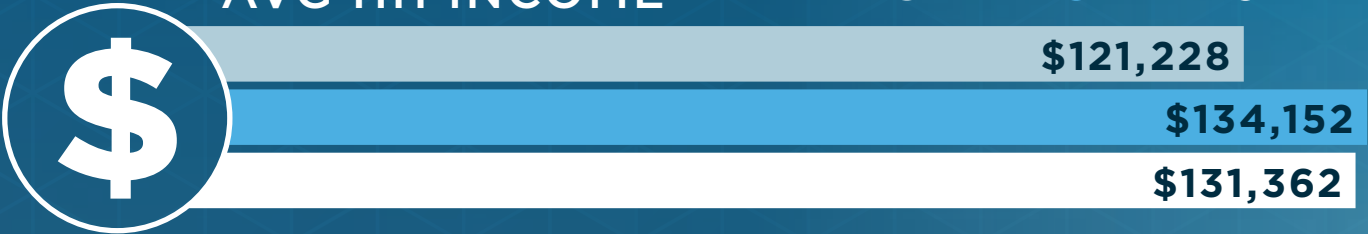
A premiere open-air shopping center featuring  
some of the area's most exclusive brands.

ONE-STOP SHOP



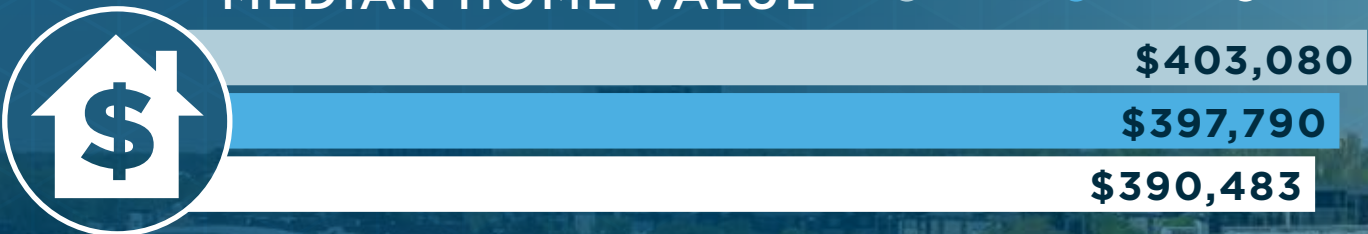
AVG HH INCOME

3 MILE 5 MILE 7 MILE



MEDIAN HOME VALUE

3 MILE 5 MILE 7 MILE



HOUSEHOLDS

3 MILE  
29,556  
5 MILE  
80,917  
7 MILE  
165,436



BACHELORS  
DEGREE OR HIGHER



3 MILE  
57.45%  
5 MILE  
59.74%  
7 MILE  
53.79%

POPULATION

3 MILE  
61,284  
5 MILE  
176,215  
7 MILE  
388,249



RIVERS EDGE

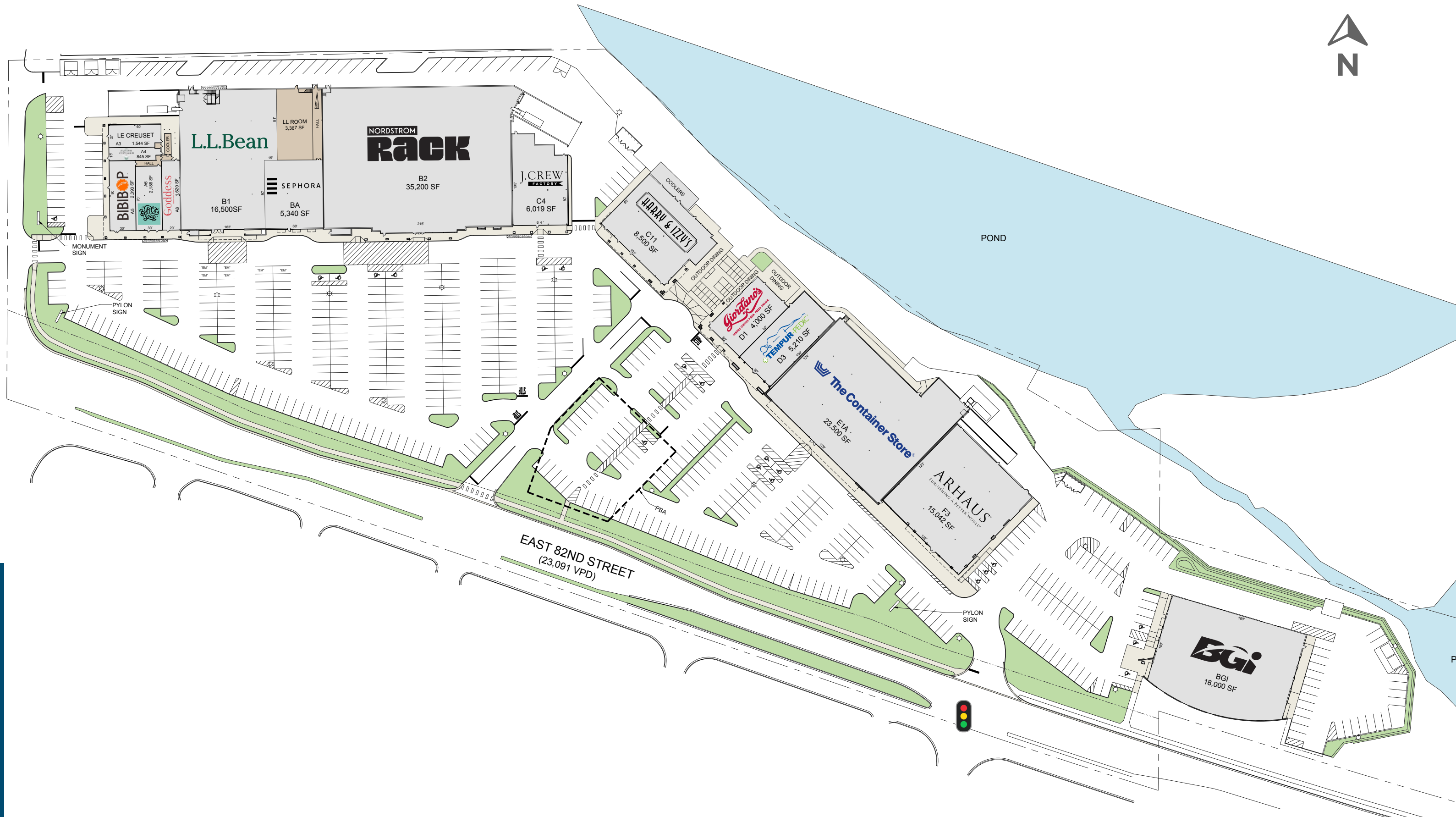
2025 DEMOGRAPHICS | SOURCE: POPSTATS

1.2M  
VISITS  
IN 2024

54MIN  
AVERAGE  
DWELL TIME

DATA PROVIDED BY PLACER.AI









**KRG**  
**LISTED**  
**NYSE**

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**kiterealty.com**

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LEASING CONTACT

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**RIVERS EDGE**

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