

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

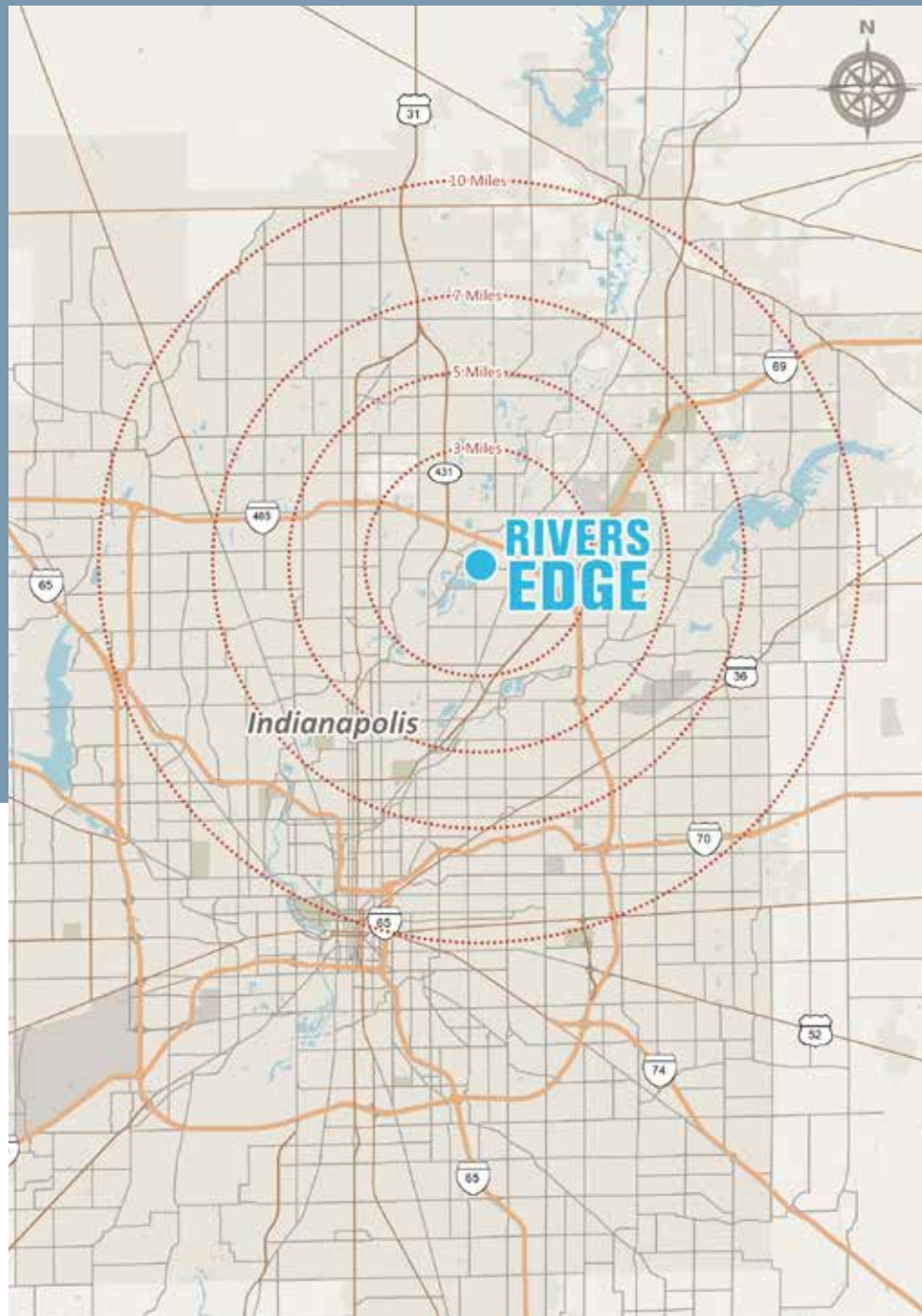


29,556
HOUSEHOLDS



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.

4 RIVERS EDGE LOCATION & SURROUNDING AREA

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

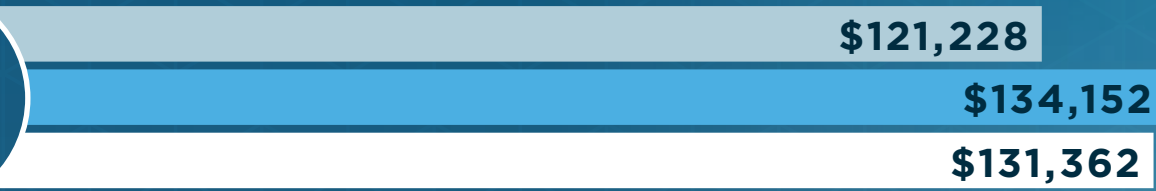


A premiere open-air shopping center featuring some of the area's most exclusive brands.

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



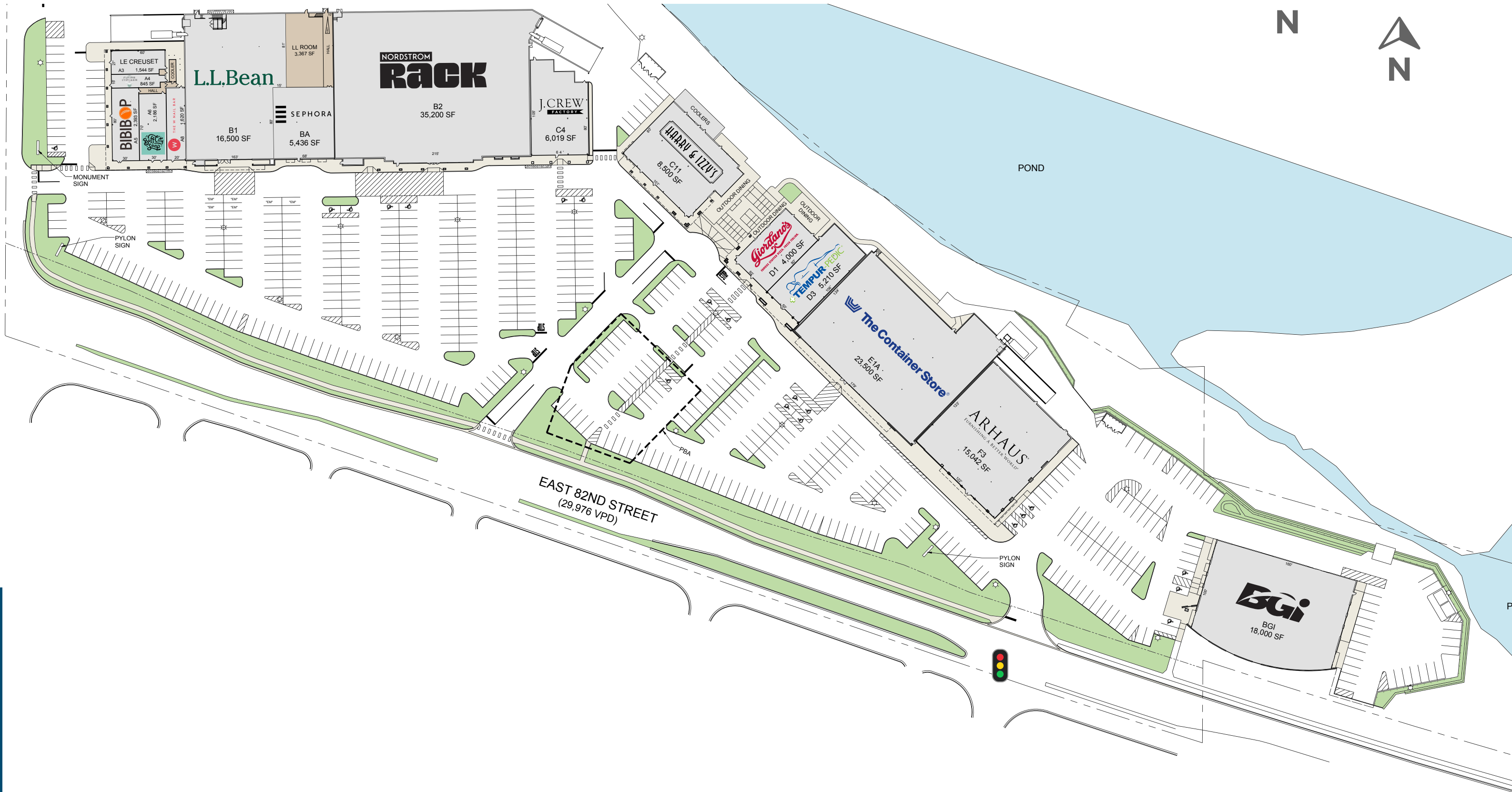
RIVERS EDGE

2025 DEMOGRAPHICS | SOURCE: POPSTATS

1.2M
VISITS
IN 2025

51MIN
AVERAGE
DWELL TIME

DATA PROVIDED BY PLACER.AI





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NYSE

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