RIVERS EDGE

A KITE® CENTER





RIVERS EDGE

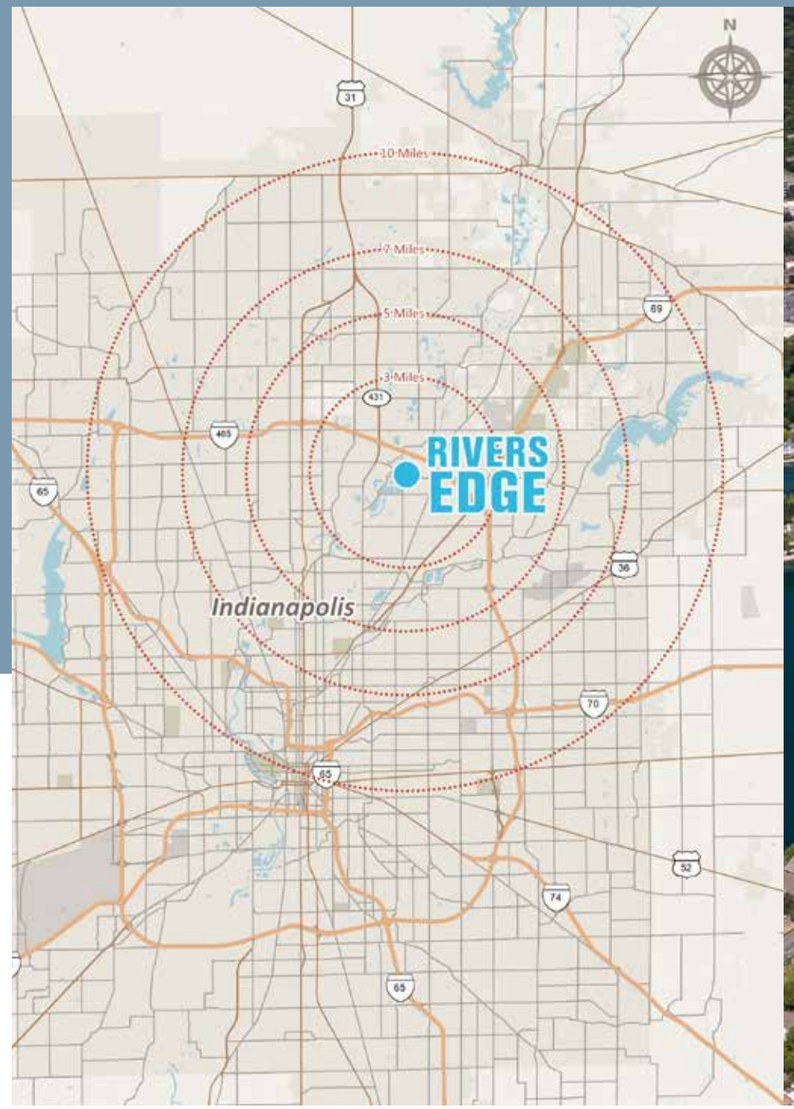
Rivers Edge is located on 82nd Street at Dean Road, in Indianapolis, IN, between two major malls in the city's premier north side shopping corridor. Castleton Square Mall is 1.5 miles to the east and The Fashion Mall at Keystone is just a half mile to the west.

$120,452
AVG HOUSEHOLD INCOME

28,660
HOUSEHOLDS

58.76%
BACHELORS DEGREE OR HIGHER

2026, 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 60,426.

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



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

NORDSTROM RACK

BGi

L.L.Bean

ARHAUS
FURNISHING A BETTER WORLD®

The Container Store®

J.CREW FACTORY

Giordano's
FAMOUS STUFFED PIZZA. FRESH ITALIAN.

BIBIBOP

HARRY & IZZY'S

Buff City Soap

TEMPUR-PEDIC®

SEPHORA

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

ONE-STOP SHOP







AVG HH INCOME

3 MILE $120,452

5 MILE $134,320

7 MILE $131,814

MEDIAN HOME VALUE

3 MILE $432,345

5 MILE $421,769

7 MILE $415,296

HOUSEHOLDS

3 MILE
28,660

5 MILE
80,186

7 MILE
164,674

POPULATION

3 MILE
59,667

5 MILE
175,067

7 MILE
387,386

BACHELORS DEGREE OR HIGHER



3 MILE
58.76%

5 MILE
60.75%

7 MILE
54.44%

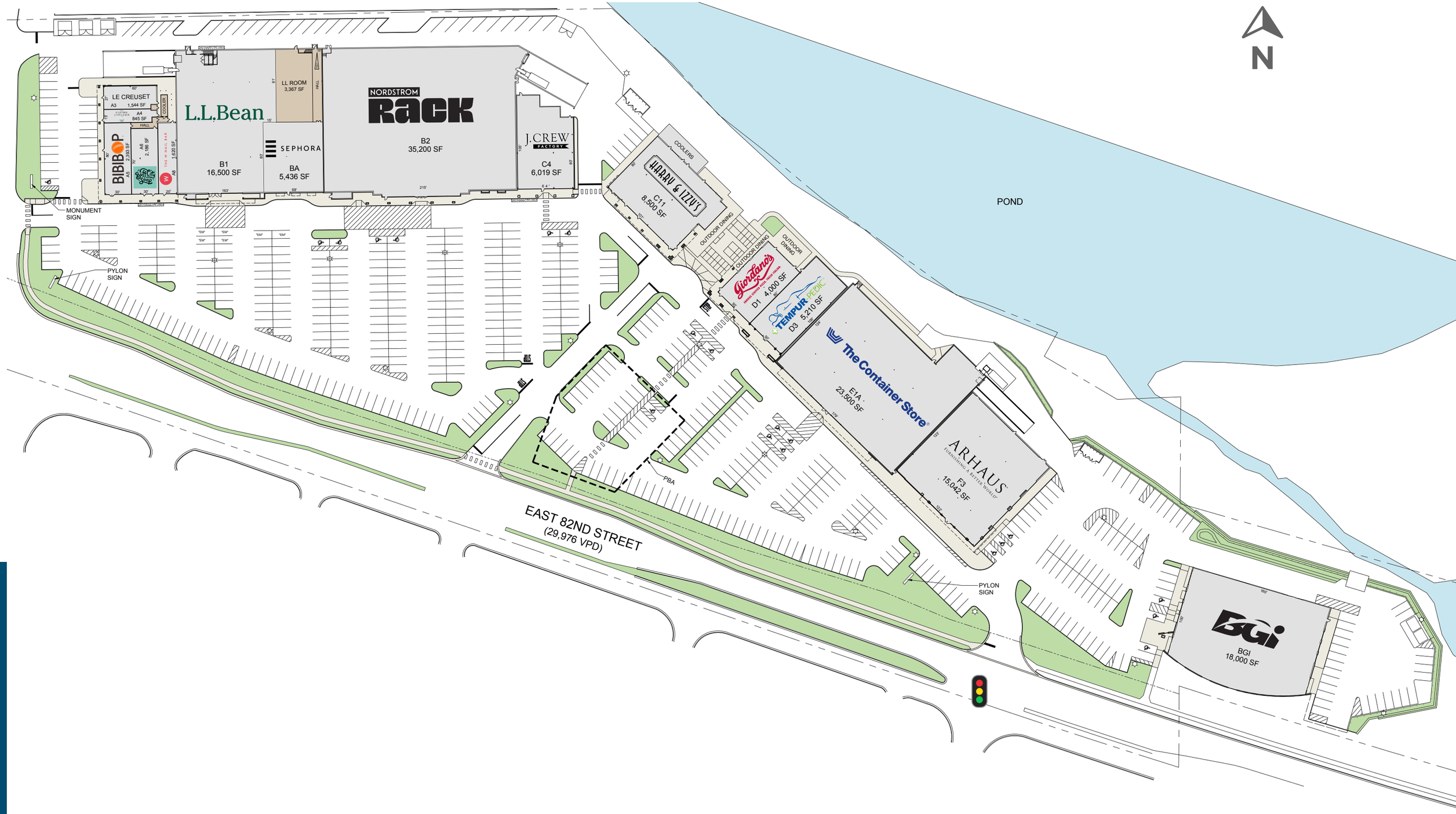
RIVERS EDGE

2026 DEMOGRAPHICS | SOURCE: POPSTATS

1.2M
VISITS IN 2025

51 MIN
AVERAGE DWELL TIME

DATA PROVIDED BY PLACER.AI



RIVERS EDGE

LEASING PLAN

GLA: 145,889 SF

KITE®

KRG
LISTED
NYSE

888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204



LEASING CONTACT

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RIVERS EDGE

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