

FREESTANDING AUTO/TIRE BUILDING FOR LEASE

5801 N GERMAN CHURCH RD, INDIANAPOLIS, IN 46235

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LISTING DETAILS

AVAILABLE SF: 5,521 SF
PROPERTY TYPE: Freestanding Former Tire Shop
LEASE RATE: \$9,000/month NNN

- Existing Tenant – DO NOT DISTURB
- Auto/Tire Building For Lease
- 5,521 Square Feet
- 6 Overhead Doors
- 2 Drive Thru Bays
- Equipment available for purchase
- Busy Lawrence location
- Shadow-anchored by Walmart



2021 DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Est. Population	6,219	65,685	161,380
Households	2,123	24,275	61,392
Avg. HH Income	\$97,872	\$73,557	\$82,035

TRAFFIC COUNTS

Pendleton Pike	36,922 VPD
N German Church Rd	5,263 VPD
Sunnyside Rd	12,573 VPD

FOR MORE INFORMATION CONTACT: Cindy Hoskinson | D. 317.218.1042 | hoskinson@lee-associates.com

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