

SALE

OFFICE

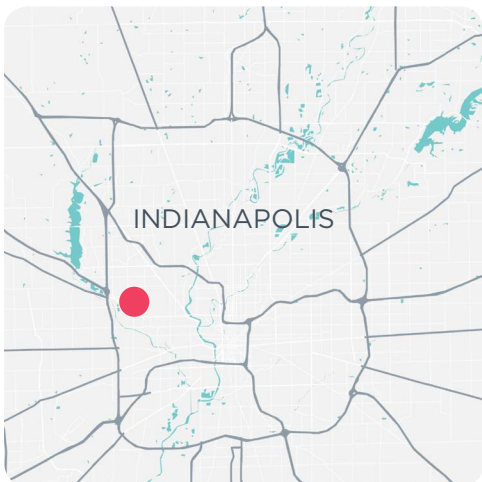
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OFFERS DUE JULY 23RD BY EOD



FULL SERVICE BRANCH // SPEEDWAY

CALL
FOR
OFFERS



AVAILABLE SPACE

39,055 SF

SALE PRICE

Negotiable

Attractive free-standing building on the west side of Indianapolis. Very close proximity to the Indianapolis Motor Speedway. Located in the middle of a growing submarket with major investments into the Main Street and Crawfordsville Road corridor. Ample parking available. Easily accessed from I-465.

- + 2 Stories with finished basement
- + Approx 2.35 acres
- + Detached drive-through building with four drive-through lanes
- + Great redevelopment or owner/user opportunity

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#growIndiana



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	11,333	113,516	223,971
Households	5,426	45,725	91,810
Average HH Income	\$52,130	\$46,762	\$54,700
Median Age	34.9	32.3	33.3

*SitesUSA 2017 Estimated



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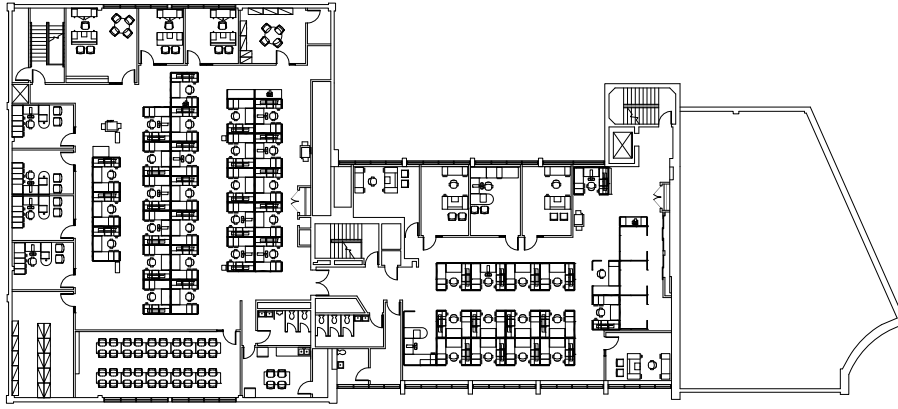
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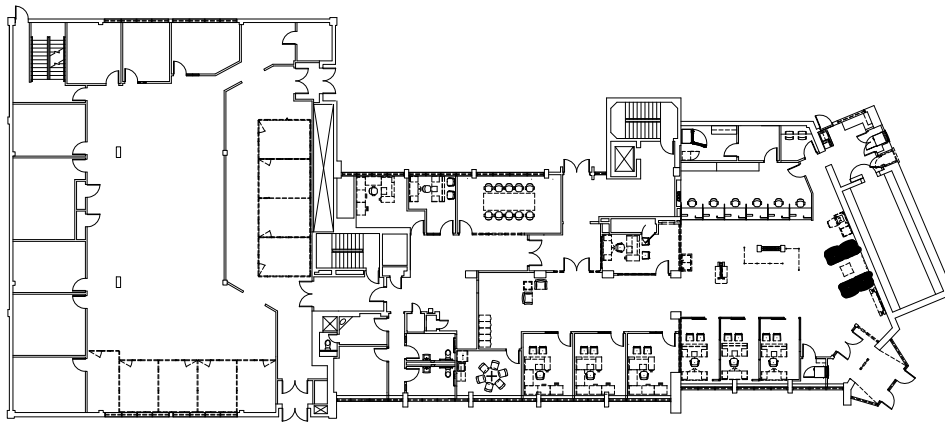
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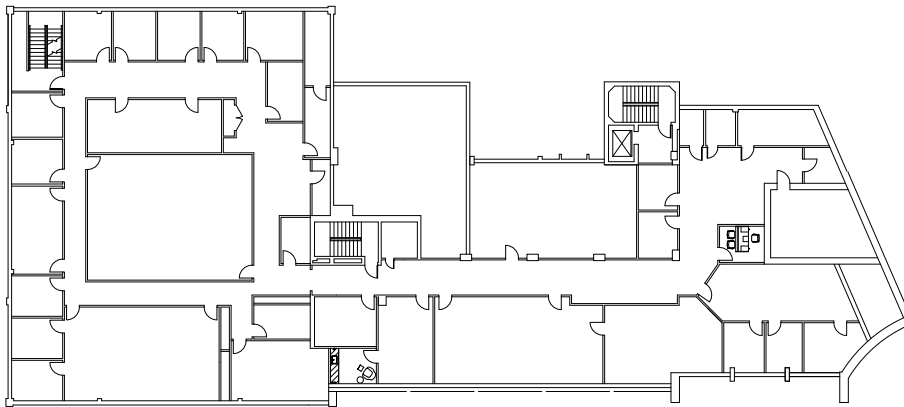
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2ND FLOOR



1ST FLOOR



LOWER LEVEL

ABOUT GREATER WEST SIDE INDIANAPOLIS

The west side of Indianapolis is largely recognized by the Indianapolis Motor Speedway and the Indianapolis Zoo. The region comprises of several small neighborhoods representing Indianapolis's working class. The Indianapolis west side is also home to the Indiana University-Purdue University Indianapolis campus.

PLACES OF INTEREST

16 Tech, a development being constructed near the IUPUI campus, will be home to many STEM-related companies. This tech-hub is set to create thousands of jobs and a work/play environment.

The Indianapolis Motor Speedway is only minutes from downtown Indianapolis and is credited for holding the largest single-day sporting event in the world, the Indianapolis 500. The Brickyard Crossing Golf Course and the Auto Racing Hall of Fame can be found in Speedway as well.

Located just west of downtown Indianapolis, the Indianapolis Zoo is open year-round to provide fun learning experiences for its more than 1 million annual visitors each year.



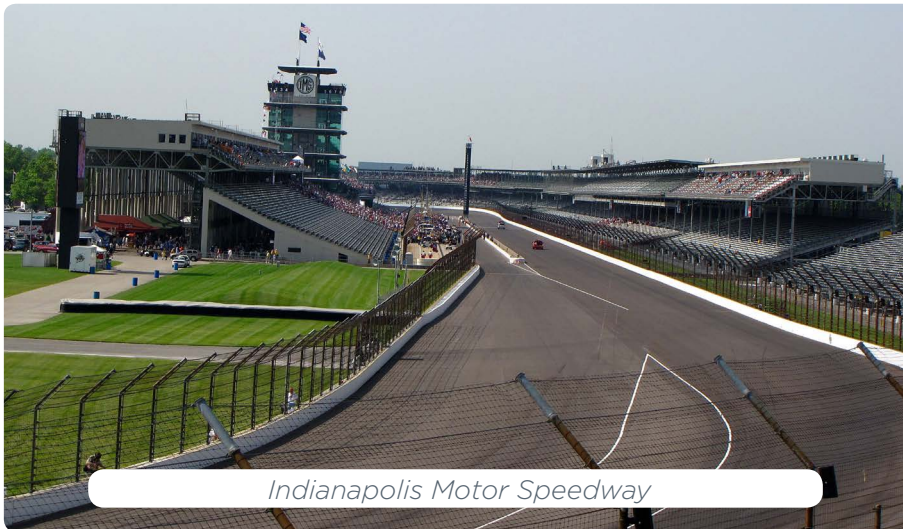
Indianapolis Zoo Entrance



Eskenazi Hall - IUPUI



Brickyard Crossing Golf Course



Indianapolis Motor Speedway



White River State Park

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 **RESOURCE**

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