

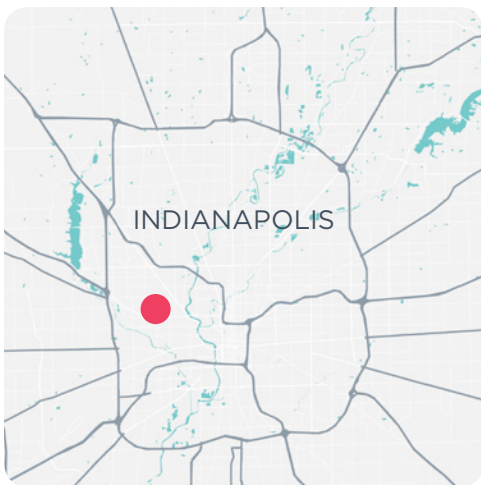
SALE OR LEASE

RETAIL

OFFICE



### SUPER SPEEDWAY LOCATION



#### AVAILABLE SPACE

1,620 SF (Sale)  
820 SF (Lease)

#### SALE PRICE

\$105,625

#### LEASE RATE

\$12.00/SF NNN

Great property with in place tenant and upside.

- + 3 blocks from Indianapolis Motor Speedway
- + Parking in the front and rear
- + Strong Retail Corridor
- + Zoned C-4

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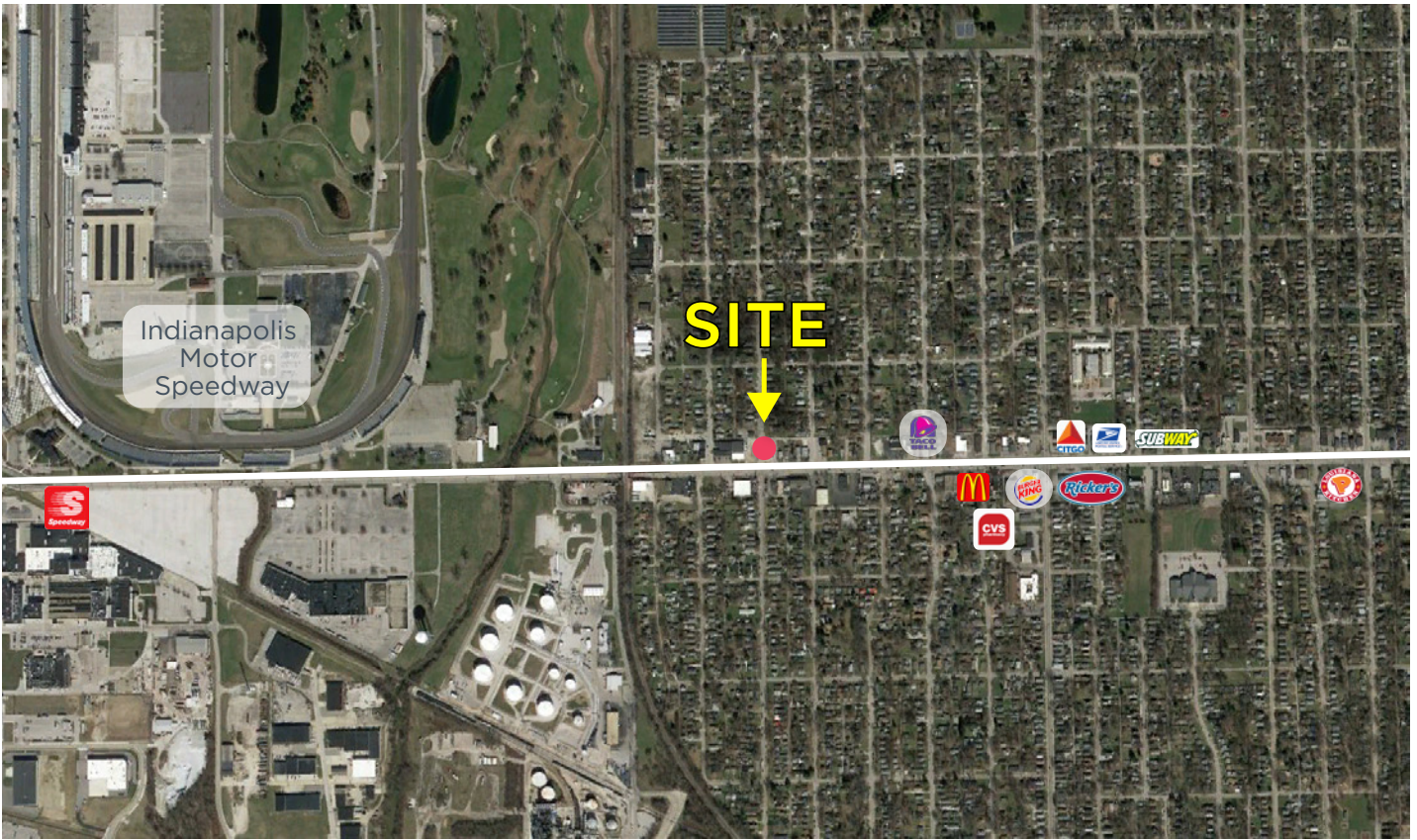
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**DEMOGRAPHICS\***

	1 MILE	3 MILES	5 MILES	10 MILES
Population	12,363	97,564	250,104	737,885
Households	4,635	38,902	105,509	308,046
Average HH Income	\$37,190	\$44,451	\$55,087	\$65,845
Median Age	33.2	32.6	33.1	34.9

\*SitesUSA 2018 Estimated

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in #growIndiana

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