

# RESOURCE 1950 KESSLER BLVD W DR

INDIANAPOLIS, IN 46228

rcrc.com

SALE

RETAIL



FULLY LEASED IN MATURE TRADE AREA



#### SALE PRICE

\$3,330,000

#### CAP RATE

5.67%

#### BUILDING SF

5,936 SF

Tenants include Starbucks, Verizon, Subway and Simple Garden CBD at highly-trafficked intersection and densely-populate trade area. Area retailers include Walgreens and Walmart Neighborhood Market.

- + Starbuck Lease Expires 2028
- + 24,000 VPD on Kessler Boulevard
- + 16,000 VPD on Michigan Road
- + Zoned C-3
- + Built in 2007

in #growIndiana

#### PATRICK O'HARA

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## 1950 KESSLER BLVD W DR // AREA AMENITIES



### DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES	10 MILES
Population	4,823	85,072	240,583	754,866
Households	2,034	35,039	103,485	318,321
Average HH Income	\$79,255	\$84,865	\$69,883	\$76,033
Median Age	44.1	34.4	34.4	35.6

\*SitesUSA 2018 Estimated

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