



FOR SALE

7340 East 82nd Street
Indianapolis, IN 46256



Property Highlights

- 6,000 ± SF office building for sale
- Excellent owner-occupant opportunity
- Stoplight access at Clearvista Parkway & 82nd Street
- Located across from Community North Hospital Campus
- “Drive to your door” convenience
- High quality existing improvements & office layout
- Sale price: \$795,000



For more information, contact:

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Property Information

Building Type:	General office/medical
Total Building Area:	6,000 SF ±
Number of Floors:	1
Year Built:	1986
Township:	Lawrence
Parcel Size:	.51 acres
Zoning:	C-1
Materials:	Wood/masonry/glass
82nd Street Frontage:	100 linear feet
Building Signage:	Available
Parking:	20 surface spots
HVAC:	Gas forced air/split systems

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2016 Population	8,646	49,855	167,675
2021 Population	8,828	51,646	176,035
Pop Growth 2016-2021	2.11%	3.59%	4.99%
Average Age	35.90	37.90	37.80

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2016 Households	4,239	22,687	70,348
HH Growth 2016-2021	2.05%	3.67%	4.91%
Median HH Income	\$44,054	\$62,065	\$64,183
Median Home Value	\$152,633	\$184,357	\$185,029



Conference Room



Reception Area



Break Room



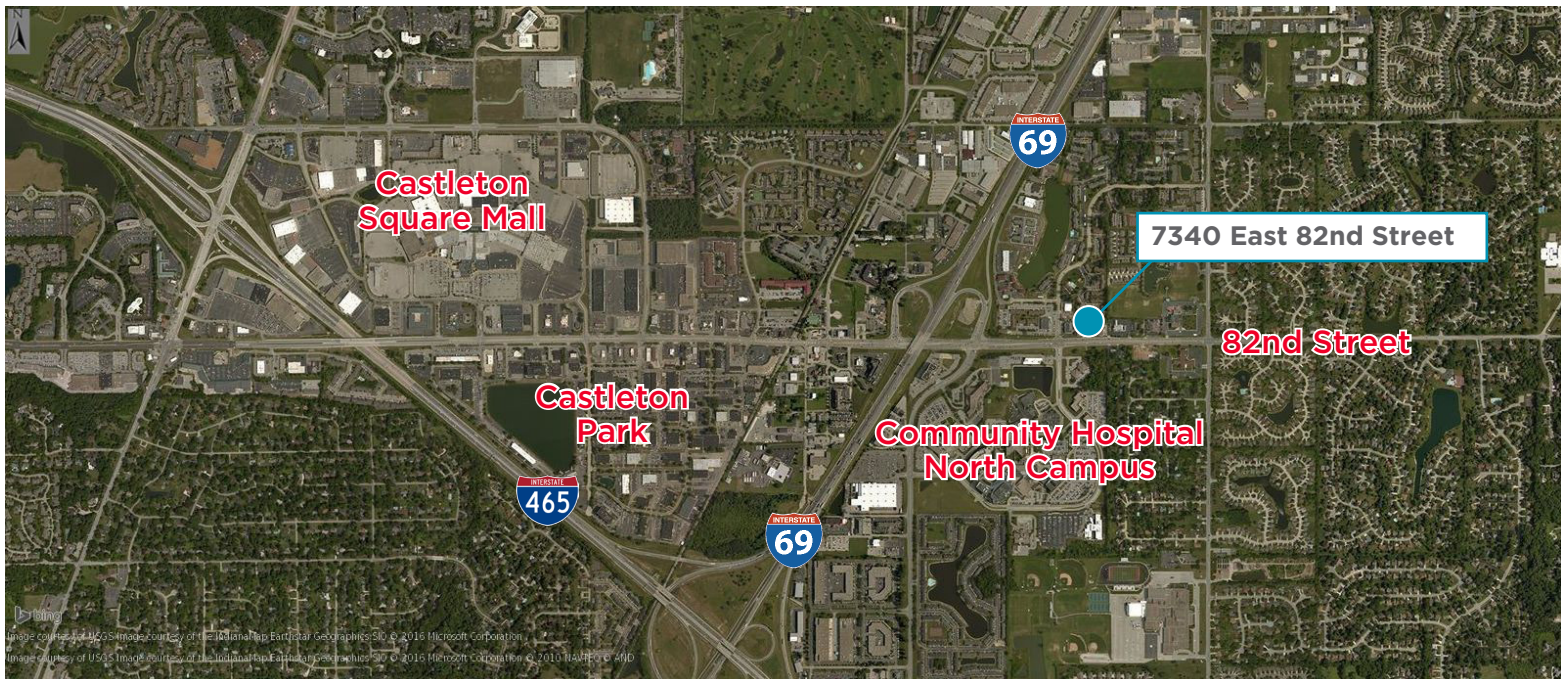
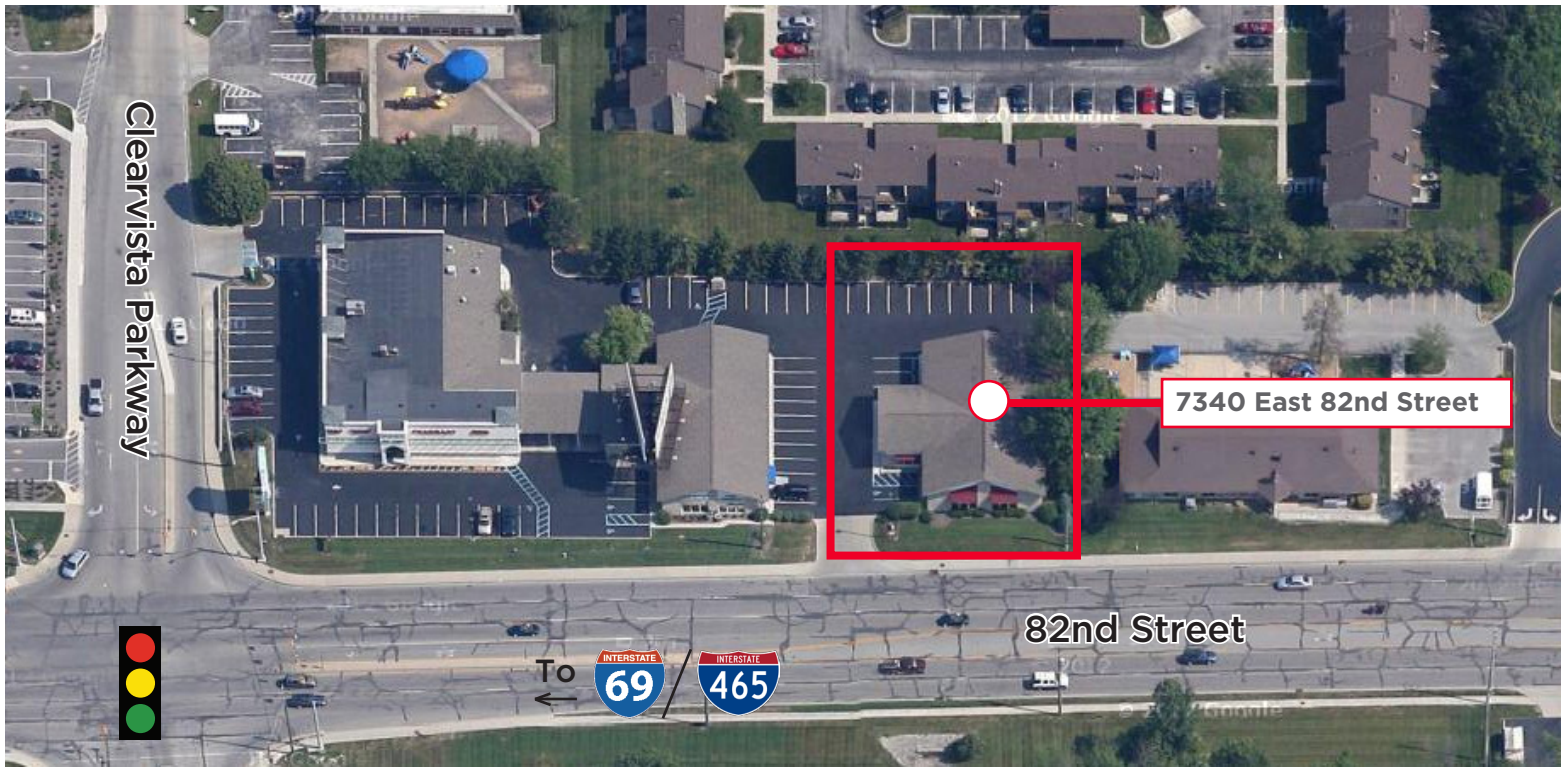
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Aerials





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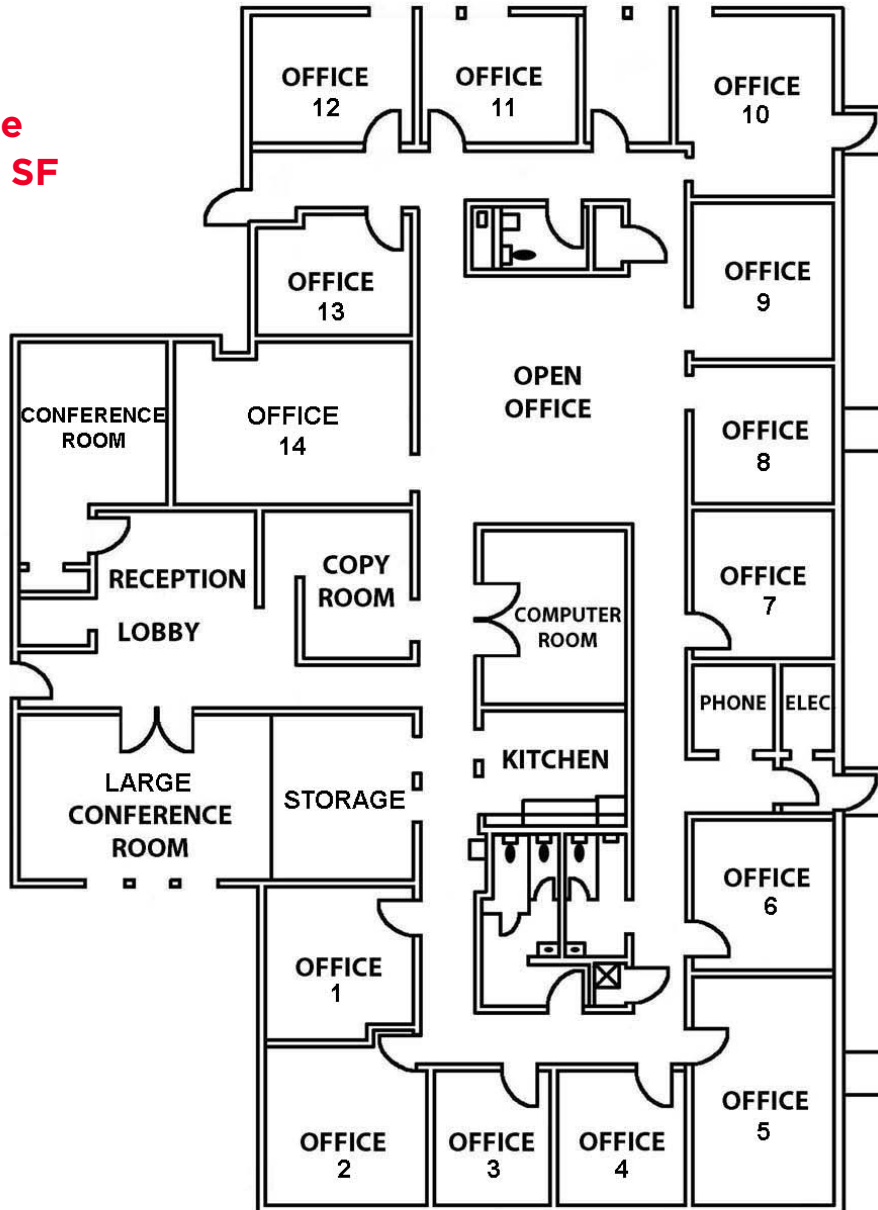
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NORTH

Available
6,000 +/- SF



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