



## BANTA TRAILS OFFICE PARK

FOR LEASE: \$14 - \$16/SF  
6313 S. EAST STREET, INDIANAPOLIS IN 46227

# HIGHLIGHTS

- Nearby access to I-465 and I-65
- Building signage available
- In-suite restrooms in select suites
- Street frontage available on highly trafficked street
- Abundant parking with "in front of suite" locations available
- 10-minute drive to downtown Indianapolis and Greenwood areas
- Under new ownership with many planned improvements in 2019
- Competitive lease rates with flexible lease terms
- Medical office suites with "in-room" plumbing available

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
6319A	Available	3250	\$15	Modified Gross
6333	Available	3206	\$15	Modified Gross
6335A	Available	1225	\$15	Modified Gross
6345	Available	1883	\$15	Modified Gross
6409	Available	2100	\$15	Modified Gross
6411B	Available	1980	\$15	Modified Gross



## POPULATION

1 MILE	3 MILE	5 MILE
7,862	83,391	190,536



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$71,652	\$63,662	\$66,905



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,347	33,359	75,489

**PROPERTY FEATURES**

GLA (SF)	51,180
YEAR BUILT	1991
ZONING TYPE	CS (Special Commercial District)
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2

**MECHANICAL**

HVAC	Central heating and air
LIGHTING	New energy efficient LED lighting

**TENANT INFORMATION**

LEASE TYPE	Modified gross lease
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Banta Trails Office Park is a professional business community located just 10-minutes south of downtown Indianapolis with close proximity to both I-465 and I-65. The property sits along well trafficked US-31 South, which will provide your business visibility to approximately 30,000 vehicles per day. Centrally located near Indianapolis CBD, Beech Grove, and Greenwood, the office park is an ideal location for any business wanting short commute times for customers and staff. 2018 household statistics boasts an average income in a 1-mile radius of over \$70,000 per year with the number of households in the area growing by 3% per year.

#### What's new about Banta Trails Office Park

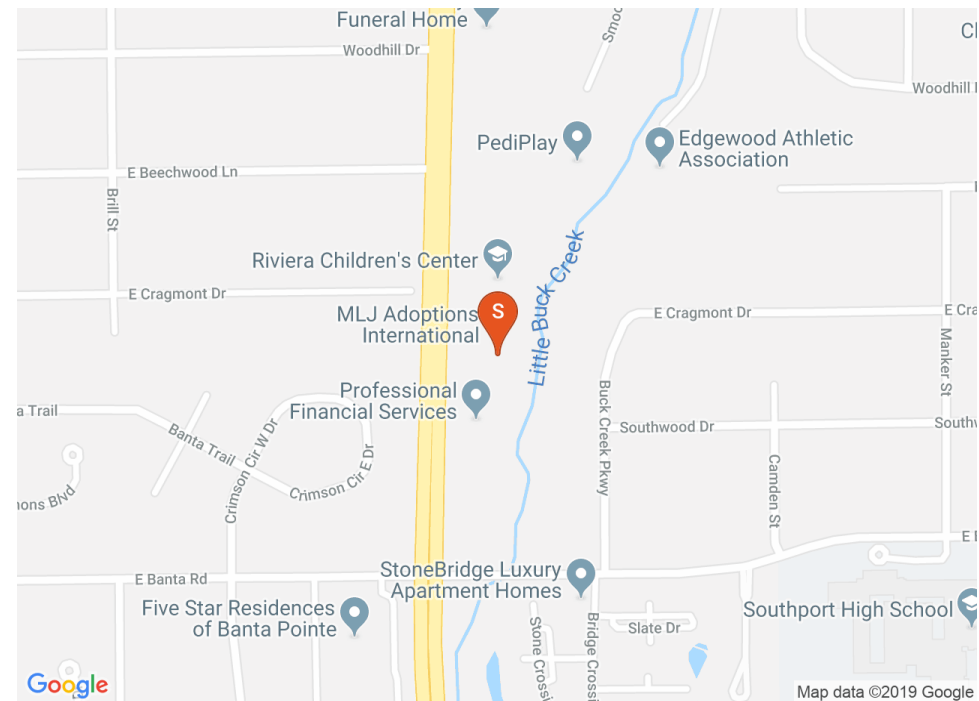
Banta Trails Office Park is under new ownership and new property management. Planned renovations for 2019 include new LED lighting, updated landscaping, a new park monument for tenant signage, exterior paint, and new renovations of the office suites. Aggressively priced with lease rates from \$14 - \$16 per square foot. Come see how our office park can work for your business!

#### Office Park amenities include:

- Building signage to increase visibility for your business
- In-suite restrooms (select suites)
- Glass entry doors
- Spacious floor plans (may be subdivided)
- Water in select suites (perfect for any medical business)
- Clean and modern common area restrooms
- Abundant parking with "in front of suite" parking for added convenience
- Wooded nature setting with creek and gazebo for relaxation or lunch seating

We are building a professional business community to help your business thrive. We invite you to be a part of the exciting things happening in our community. Let us show you what we can do for your business!

#### Locator Map



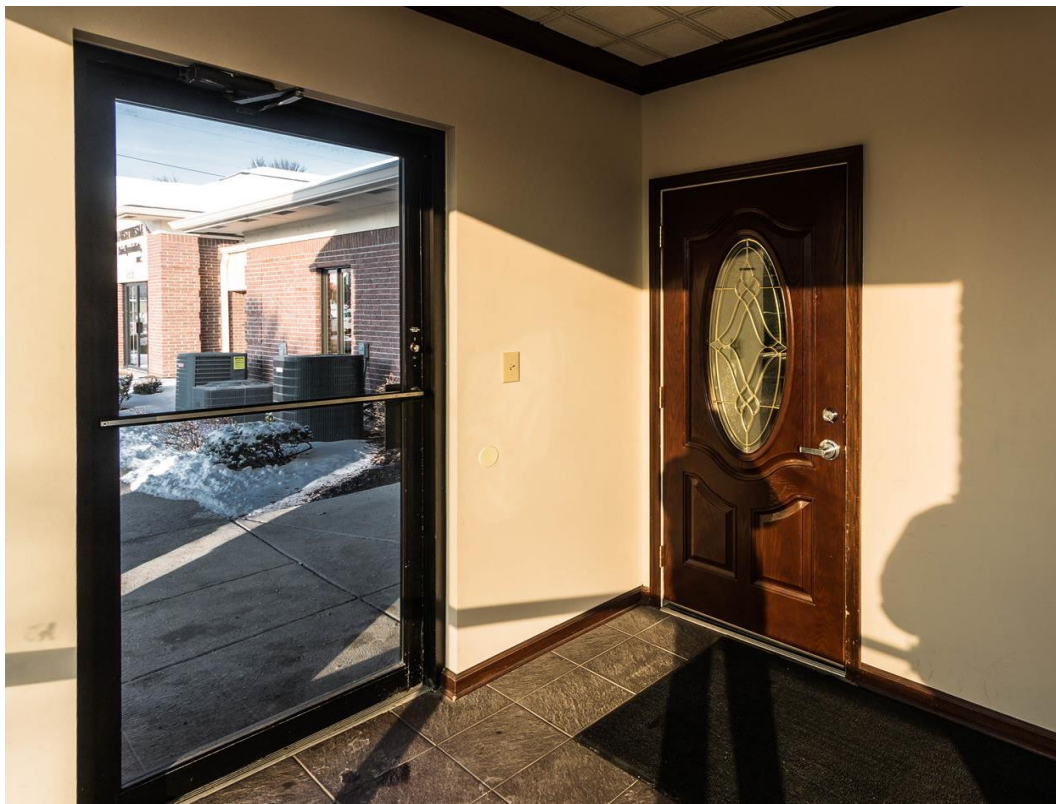
#### Regional Map











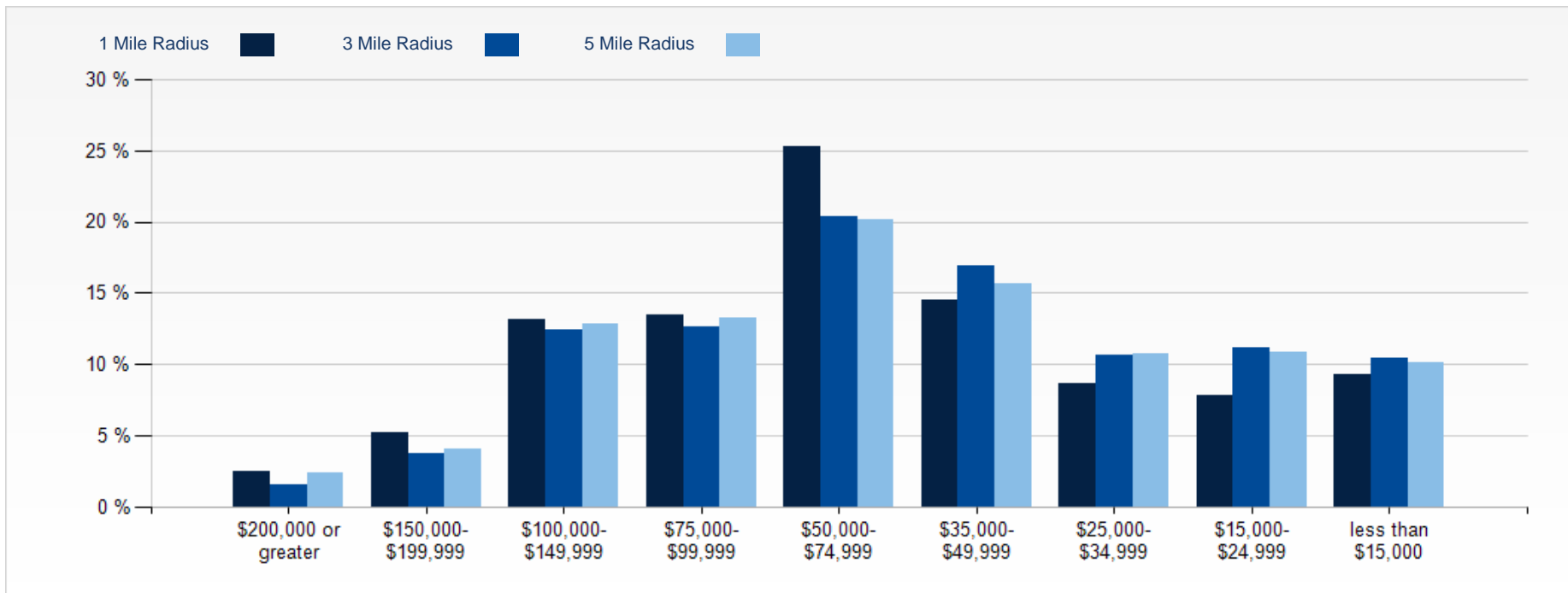


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,140	69,122	165,354
2010 Population	7,489	79,382	182,444
2018 Population	7,862	83,391	190,536
2023 Population	8,141	85,748	196,450
2018 African American	205	3,455	8,748
2018 American Indian	17	199	511
2018 Asian	524	7,443	10,553
2018 Hispanic	568	7,235	15,117
2018 White	6,583	65,871	156,950
2018 Other Race	316	3,931	8,201
2018 Multiracial	210	2,447	5,468
2018-2023: Population: Growth Rate	3.50 %	2.80 %	3.05 %

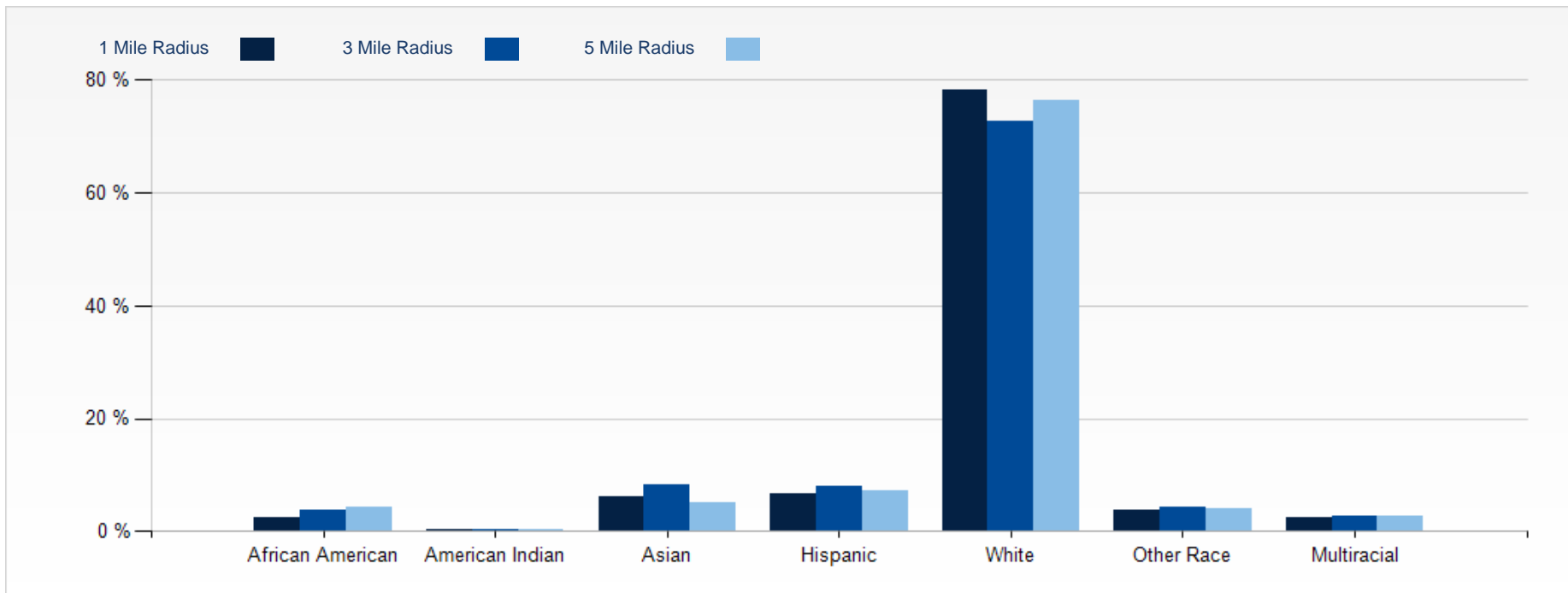
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	310	3,479	7,650
\$15,000-\$24,999	261	3,735	8,177
\$25,000-\$34,999	291	3,558	8,114
\$35,000-\$49,999	487	5,643	11,821
\$50,000-\$74,999	845	6,808	15,217
\$75,000-\$99,999	452	4,232	9,993
\$100,000-\$149,999	441	4,140	9,690
\$150,000-\$199,999	175	1,244	3,047
\$200,000 or greater	84	520	1,779
Median HH Income	\$56,968	\$50,625	\$52,195
Average HH Income	\$71,652	\$63,662	\$66,905

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,210	30,812	71,258
2010 Total Households	3,229	32,214	72,880
2018 Total Households	3,347	33,359	75,489
2023 Total Households	3,447	34,147	77,585
2018 Average Household Size	2.35	2.44	2.48
2000 Owner Occupied Housing	2,088	17,519	43,283
2000 Renter Occupied Housing	939	11,181	23,009
2018 Owner Occupied Housing	1,902	18,139	44,124
2018 Renter Occupied Housing	1,444	15,220	31,364
2018 Vacant Housing	263	2,635	6,879
2018 Total Housing	3,610	35,994	82,368
2023 Owner Occupied Housing	2,006	19,015	46,304
2023 Renter Occupied Housing	1,441	15,132	31,281
2023 Vacant Housing	229	2,605	6,937
2023 Total Housing	3,676	36,752	84,522
2018-2023: Households: Growth Rate	2.95 %	2.35 %	2.75 %

2018 Household Income

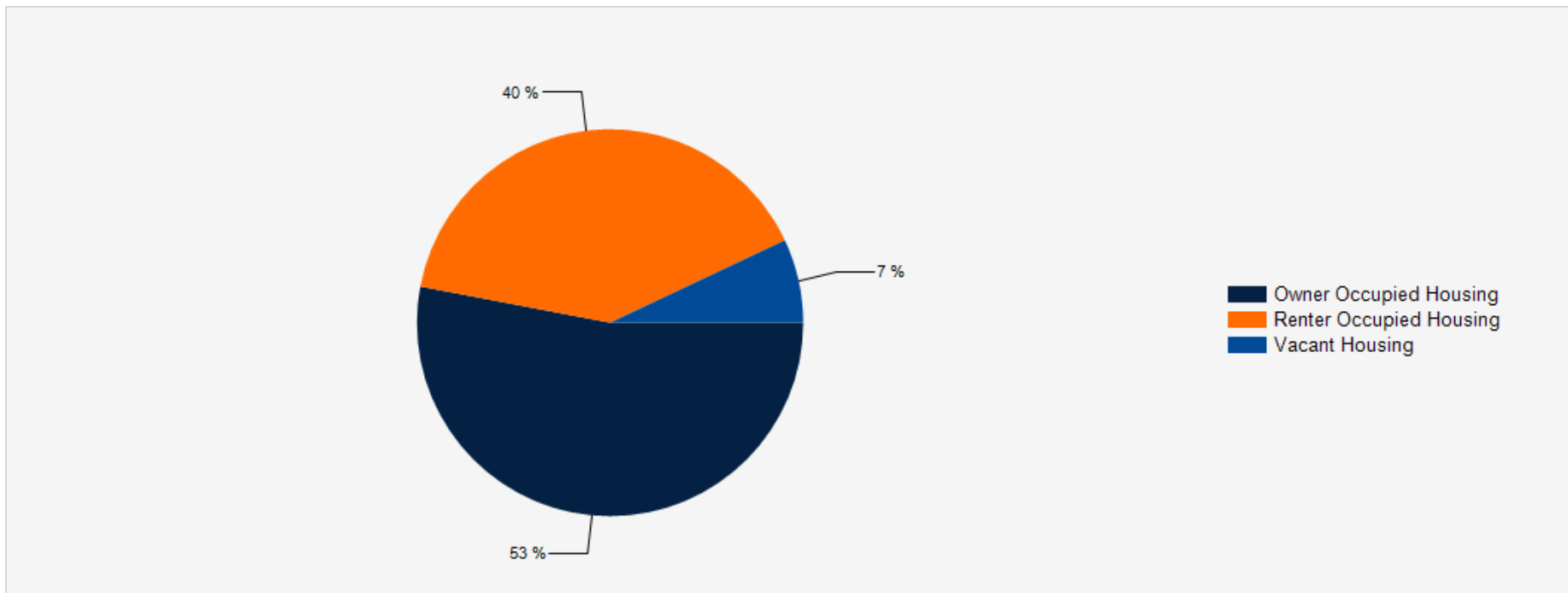


2018 Population by Race





2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median

