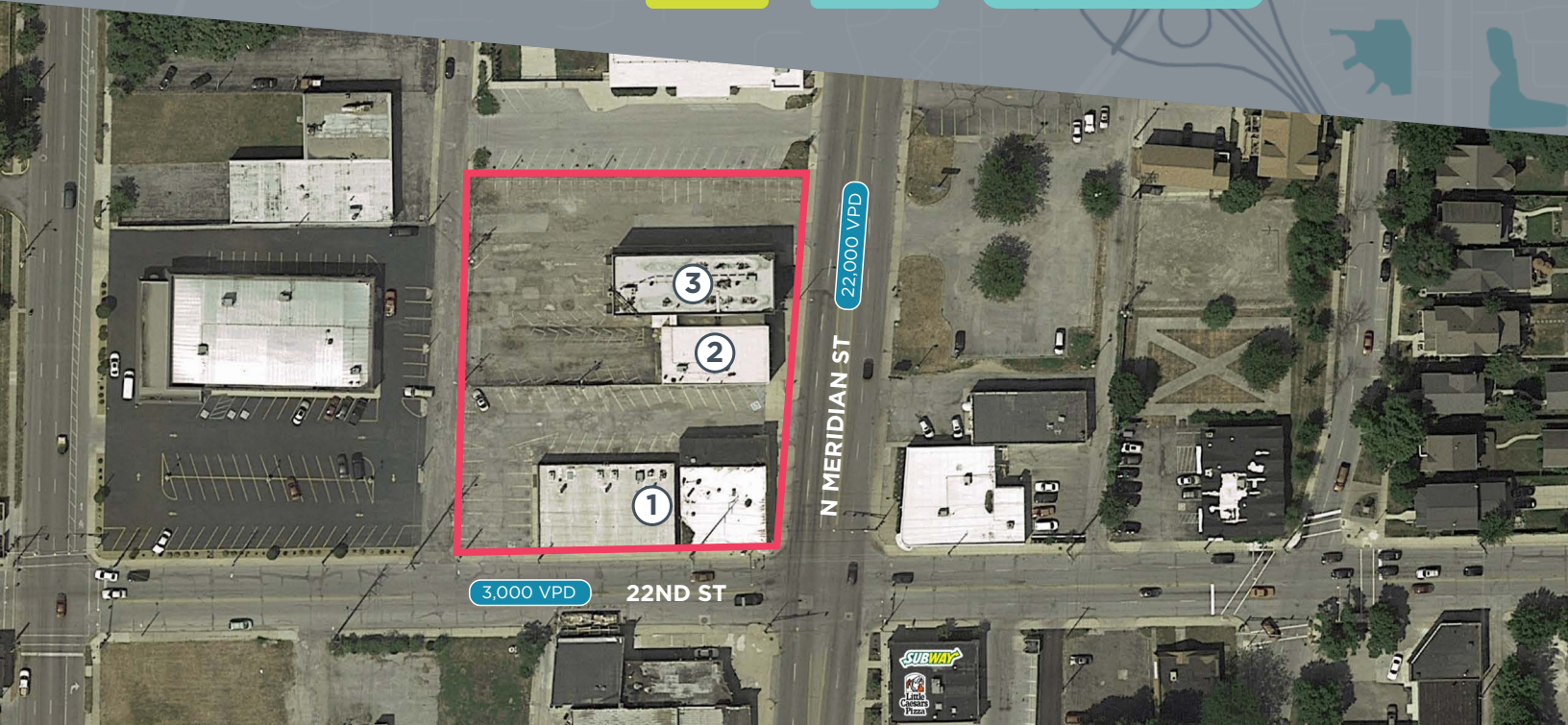


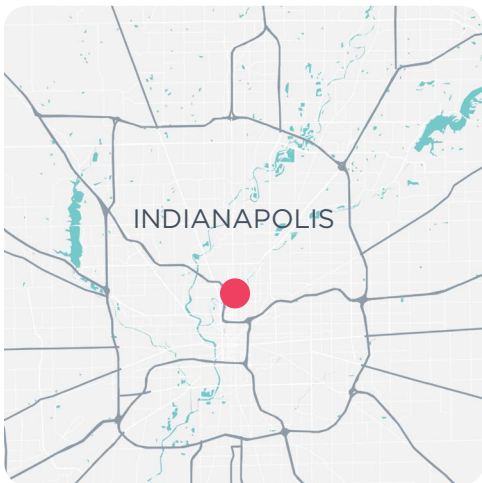
SALE

LAND

DEVELOPMENT



### ▶ 1.43 ACRES // RE-DEVELOPMENT OPPORTUNITY



#### AVAILABLE ACRES

1.43 Acres

#### SALE PRICE

\$1,500,000

Part of the recently announced opportunity zone fund which provides federal capital gains tax advantages for investments made in this area.

- + Abundant parking
- + Zoning: C-4 (**Opportunity Zone**)
- + 2 miles north of Indianapolis' CBD
- + Easy access to I-65 and I-70
- + Close proximity to IUPUI Campus, IU Health, and the Children's Museum
- + Three buildings on the property
  - Building 1: 9,970 SF retail
  - Building 2: 6,150 SF office
  - Building 3: 10,350 SF office

9339 Priority Way West Drive  
Suite 120  
Indianapolis, IN 46240  
317.663.6000

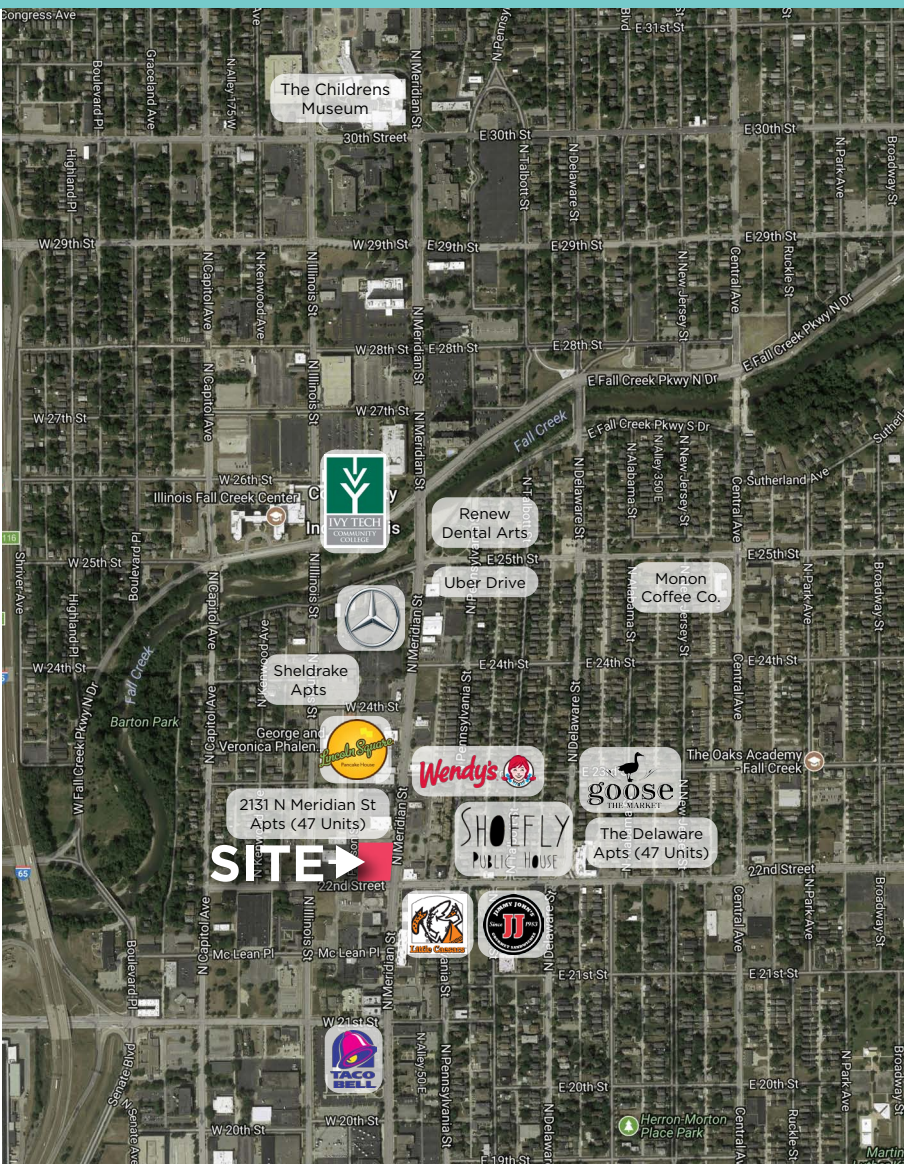
#### COOPER LAIKIN

Director of Business Development  
O 317.663.6089  
C 317.989.6444  
cooper.laikin@rcre.com

#### ROSS RELLER

Senior Vice President  
O 317.663.6552  
C 317.414.1101  
ross.reller@rcre.com





## ALL WITHIN 2 MILES

- + IU Health Methodist Hospital
- + Central Library
- + Riley Hospital for Children
- + Eskenazi Health
- + IU Health University Hospital
- + IUPUI Campus
- + Frank & Katrina Basile Theater
- + Scottish Right Cathedral
- + Phoenix Theatre
- + Live Nation Theatre
- + Theatre on the Square
- + American Legion Mall
- + Athenaeum Theatre
- + The Rathskeller
- + Coat Check Coffee
- + YMCA
- + Monument Circle
- + Indy Eleven Field
- + NCAA Hall of Champions
- + Eiteljorg Museum
- + Indiana State Museum
- + Indiana State House
- + Hilbert Circle Theatre
- + Indianapolis Zoo
- + White River Park
- + Victory Field
- + Indianapolis Convention Center
- + Bankers Life Fieldhouse
- + Circle Center Mall
- + Lucas Oil Stadium
- + Eli Lilly Corp. Center

## DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES
Population	11,690	105,593	268,593
Households	5,686	43,815	118,544
Average HH Income	\$57,200	\$57,432	\$57,424
Median Age	33.0	33.2	34.1

\*SitesUSA 2017 Estimated

### COOPER LAIKIN

Director of Business Development  
 ☎ 317.663.6089  
 ☎ 317.989.6444  
 cooper.laikin@rcre.com

### ROSS RELLER

Senior Vice President  
 ☎ 317.663.6552  
 ☎ 317.414.1101  
 ross.reller@rcre.com



rcre.com

in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation. Ver 18.08.09-1203

9339 Priority Way West Drive  
 Suite 120  
 Indianapolis, IN 46240  
 317.663.6000