



FOR SALE

1375 Parkway Drive
Zionsville, IN 46077

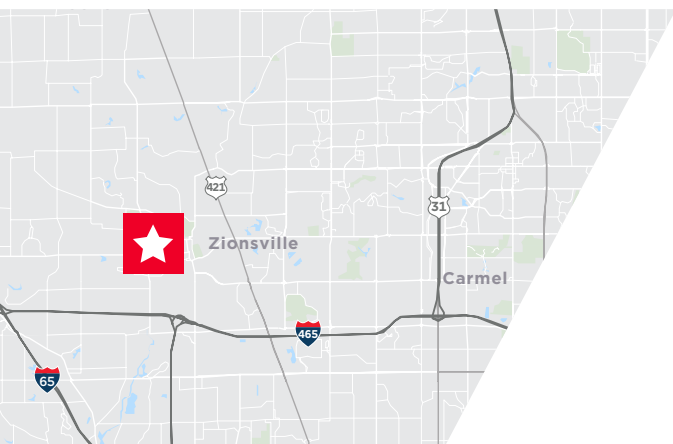
7,774 ± SF

One of the most desired
locations in the best trade area
in Zionsville

Move-in ready for immediate
occupancy

1.26 ± acres

Ample parking with 39 spaces



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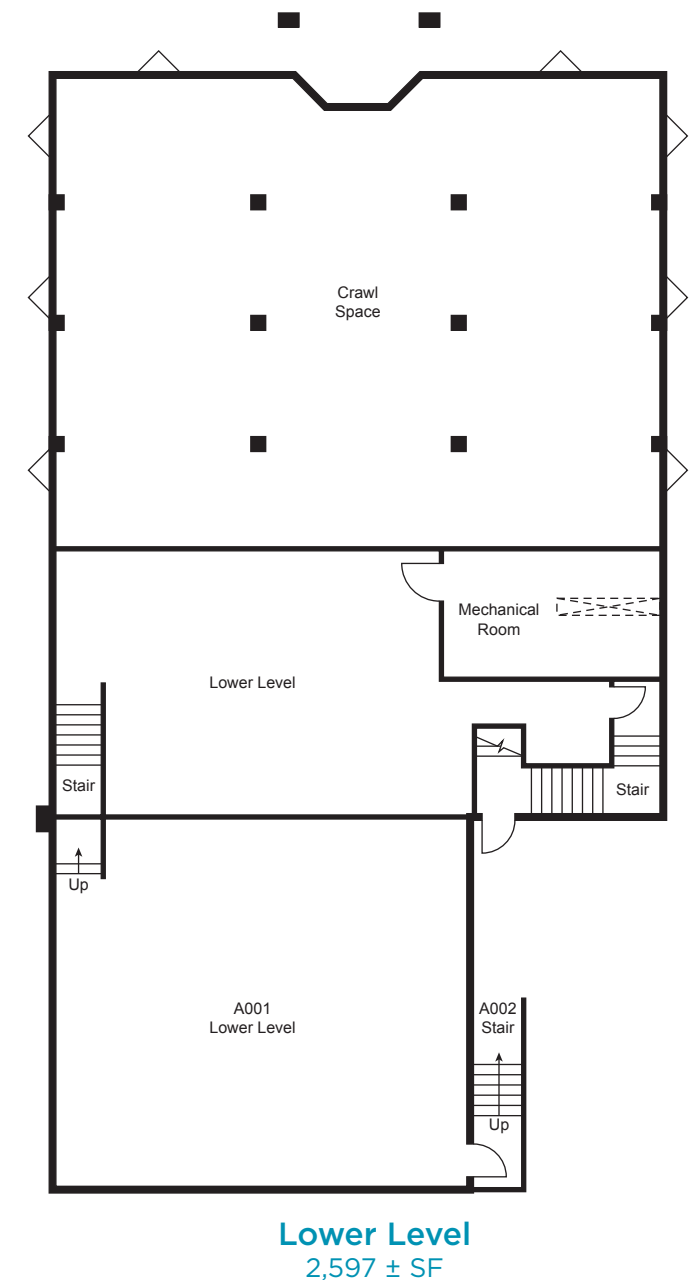


PROPERTY HIGHLIGHTS

- 7,774 ± SF which includes an unfinished basement area ideal for use as a warehouse, storage space or other similar usage
- 1.26 ± acres
- Built in 1998, renovated in 2007
- Ample parking with 39 spaces
- Irreplaceable office site with high visibility
- High-end medical buildout with plumbing throughout
- Close proximity to ample retail amenities such as Walgreens, McDonalds & Starbucks
- Zoned commercial
- \$1,095,000



FLOOR PLANS



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ZIONSVILLE, IN

Set directly northwest of Indianapolis, Zionsville's hometown atmosphere is a great place to live and work. This growing town offers seventeen parks with over 400 acres of parkland, a quaint downtown known for its brick streets lined with boutiques, specialty shops and restaurants, and an excellent school system that has been ranked Top 5 Indiana School Districts for the past 15 years. All these factors are why Zionsville consistently ranks as one of the best places to live and work not only in Indiana, but in the nation.

Only minutes to I-465, 65 and Indianapolis, Zionsville is the perfect location to live and work.



- #1 Safest City** in Indiana, Alarms.org, 2018
- #1 Indianapolis Airport best** in the US, Conde Nast Traveler
- #2 Top State for business and infrastructure**, CNBC 2018
- #3 Best Public Schools** in Indiana, Niche.com 2019
- #3 Best Places to Raise a Family** in Indiana, Niche.com 2019

Demographics

	1 Mile	3 Mile	5 Mile
Population	8,112	37,291	85,505
AVG. HH Income	\$110,040	\$119,451	\$95,390
Daytime Population	3,556	21,907	56,760

Traffic Counts

Ford Road @ Oak Street 8,582 ADT



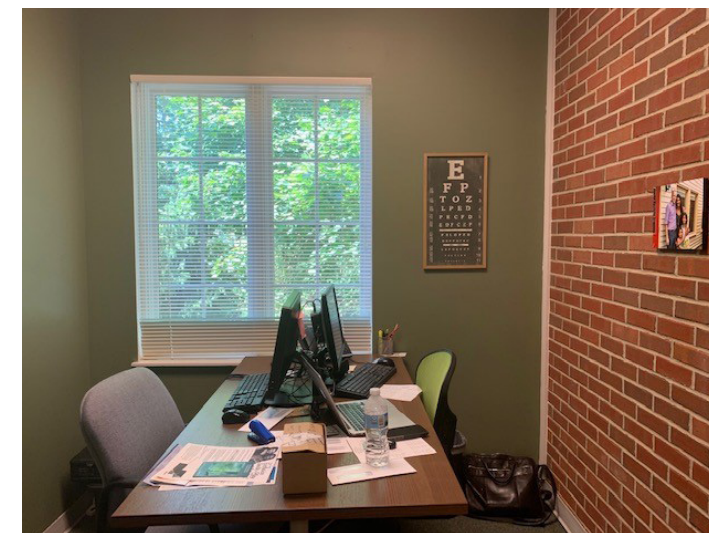
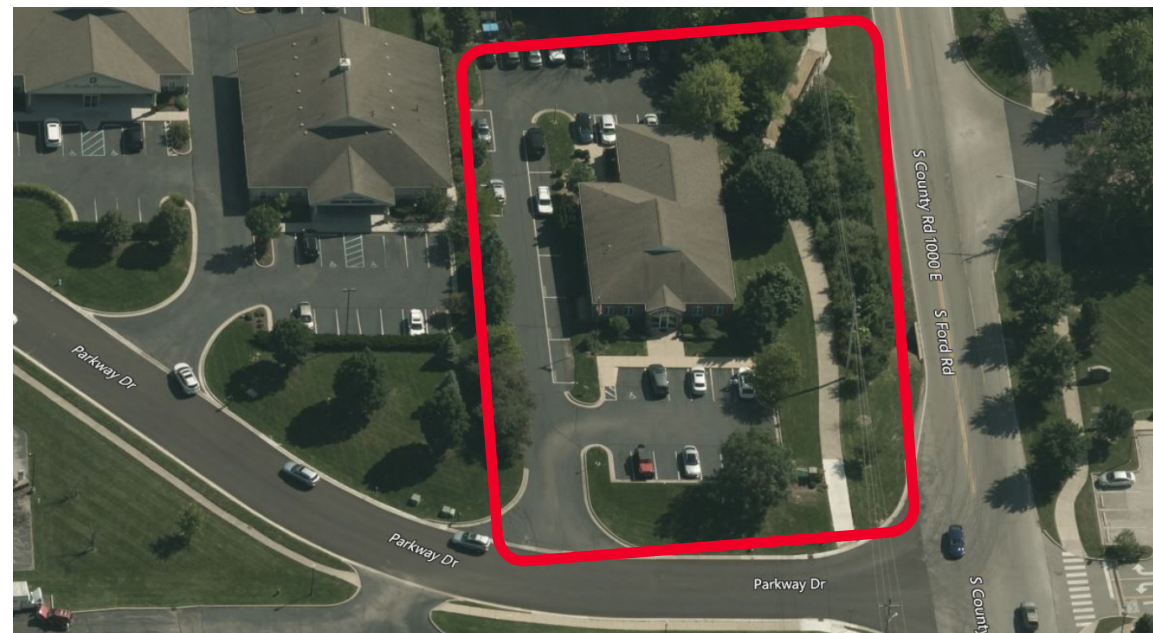
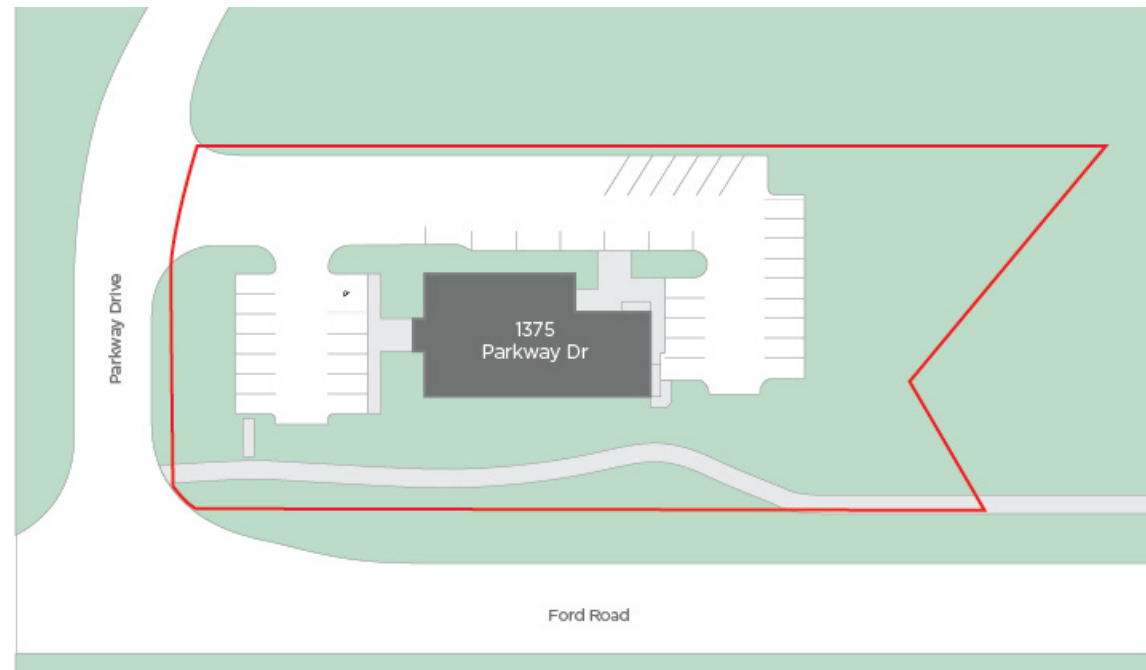
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SITE PLAN





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LOCATION



W OAK ST

FORD RD



DRIVE TIME:

- 2 MINUTES TO DOWNTOWN ZIONSVILLE
- 11 MINUTES TO I-465
- 20 MINUTES TO DOWNTOWN CARMEL
- 26 MINUTES TO DOWNTOWN INDY

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