

University Shoppes

3919 Madison Avenue, Indianapolis, IN 46227



FOR LEASE

TRAFFIC COUNTS

South Madison - 11,230 ADT

Hanna Avenue - 17,124 ADT

- **6,083 sf and 4,808 sf available (can be combined or divided)**
- Two outlots available 0.592 AC and 1.207 AC Ground lease, Build-to-Suit or Sale
- Great visibility from Hanna Avenue and Madison Avenue
- Located just minutes from I-465 and I-65
- Sits adjacent to University of Indianapolis
- High daytime population

MARKET DEMOGRAPHICS

CONTACT

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Radius	Population	Income	Households	Daytime Pop
1 Mile	12,070	\$40,335	4,448	5,537
3 Mile	79,607	\$48,363	31,870	25,892
5 Mile	212,940	\$53,979	86,931	201,718

McCrea Property Group, LLC | 9102 N Meridian Street | Suite 230 | Indianapolis | IN | 46260 | 317.663.8446

Information deemed reliable, but not guaranteed. Subject to change without notice

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