

SALE OR LEASE

RETAIL

YOUR SIGN HERE

YOUR SIGN
HERE

HIGH VISIBILITY ON HARD CORNER



SALE PRICE

\$1,934,400

LEASE RATE

\$12.00 SF/YR

AVAILABLE SF

12,896 SF

Excellent Hard Corner Location at Madison and Hanna. Strong demographics in the area and property within 3 blocks of the University of Indianapolis

- + Hard Corner Location
- + 12,896 SF building with many options for re-tenanting
- + 3 blocks to University of Indianapolis
- + 17,000+ VPD on Hanna and 15,000 + VPD on Madison Combined 32,000 plus daily

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4001 MADISON AVENUE

INDIANAPOLIS, IN 46227



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,840	80,202	210,546
Median age	28.1	34.3	34.6
Median age (Male)	28.3	33.7	33.7
Median age (Female)	27.6	35.1	35.6

* Demographic data derived from 2010 US Census