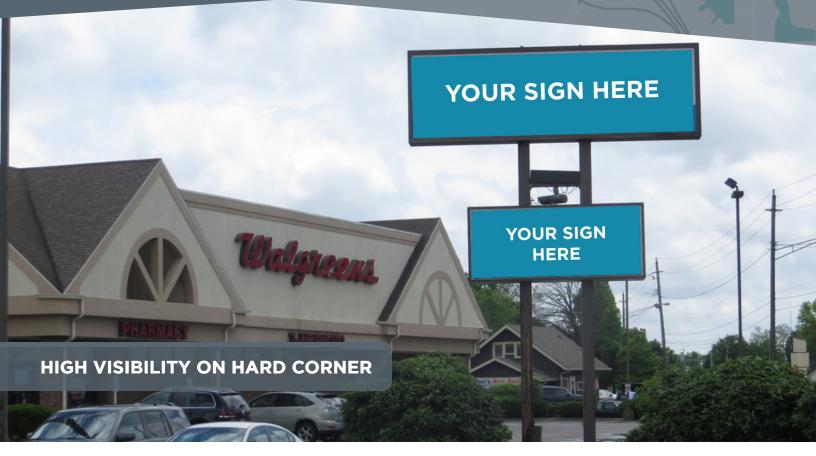
# **RESOURCE** 4001 MADISON AVENUE

INDIANAPOLIS, IN 46227

RETAIL

SALE OR LEASE





 SALE PRICE
 LEASE RATE
 AVAILABLE SF

 \$1,934,400
 \$12.00 SF/YR
 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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SALE OR LEASE

RETAIL

# **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

\* Demog aphic data derived from 2010 US Census

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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.

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