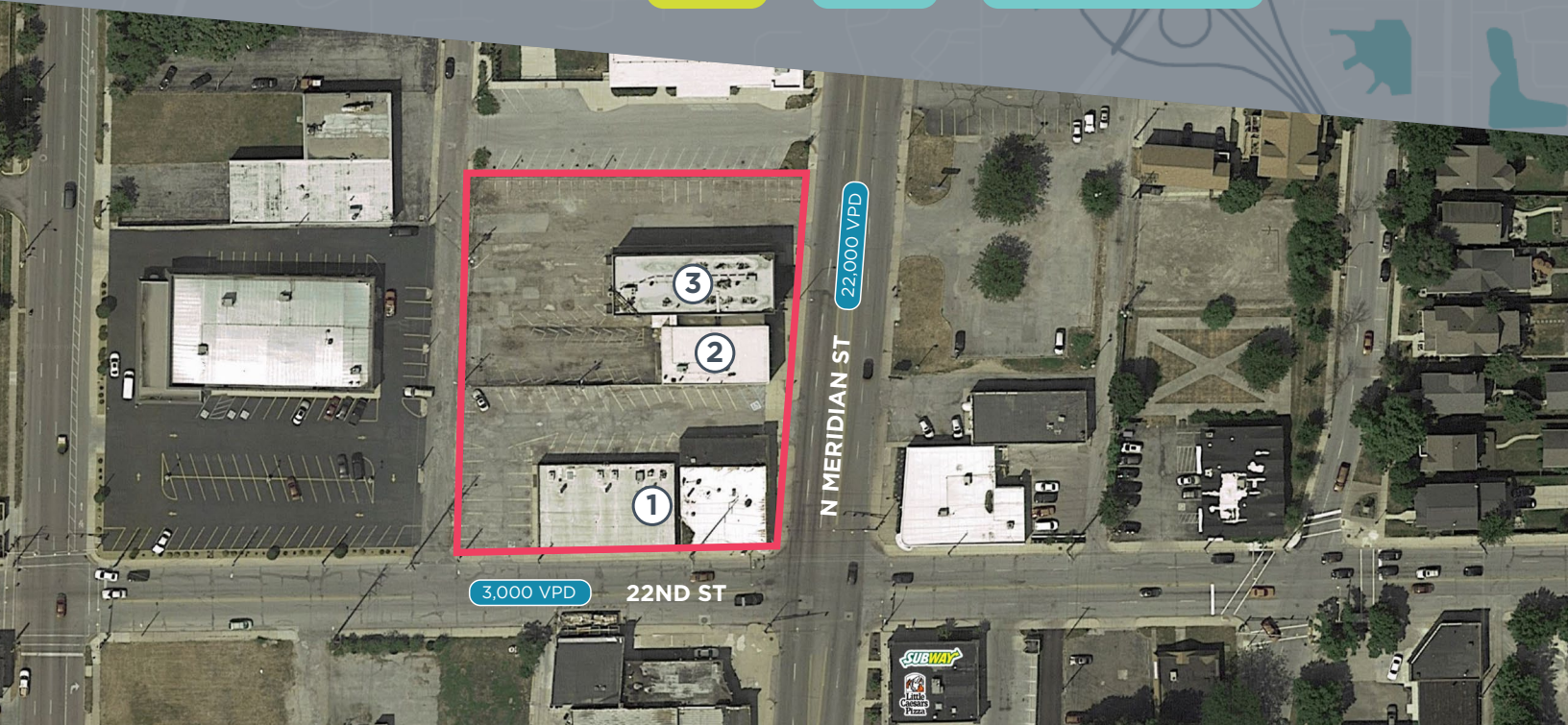


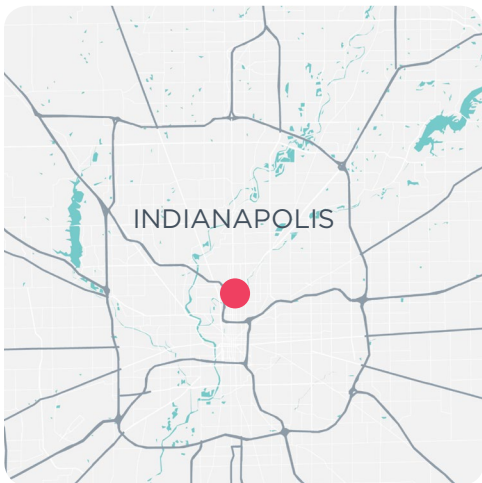
SALE

LAND

DEVELOPMENT



▶ 1.43 ACRES // RE-DEVELOPMENT OPPORTUNITY



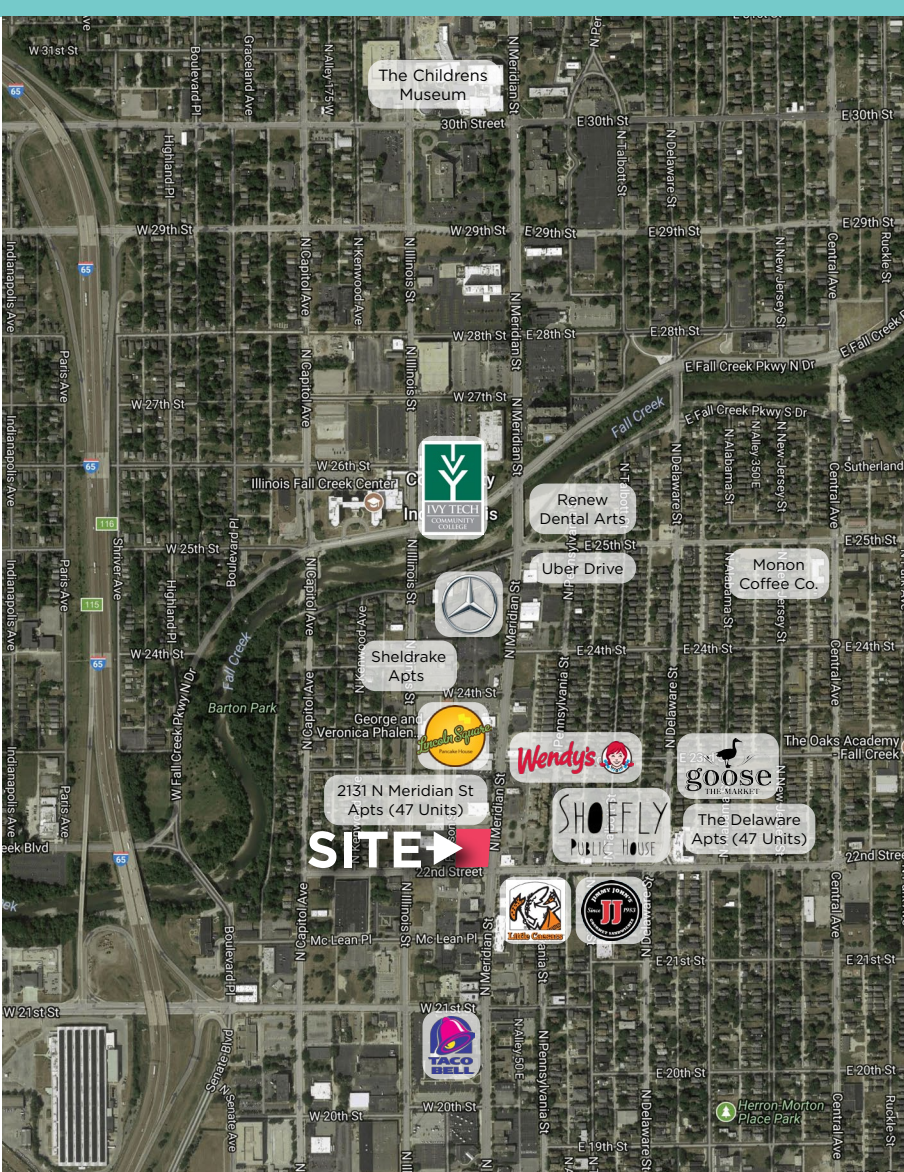
AVAILABLE ACRES

1.43 Acres

SALE PRICE

\$1,500,000

- + Abundant parking
- + Zoning: C-4
- + 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



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

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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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