

5359 W. 38TH STREET
INDIANAPOLIS, IN



For Sale / Investment

**WE ARE
THE CENTER
OF RETAIL**

Reduced Price



SALE PRICE

\$325,000
8% Cap Rate

PROPERTY HIGHLIGHTS

- NNN Lease in place
- Pylon signage and excellent visibility
- Newer roof and mechanicals
- Located along the heavily traveled W. 38th St. near Moeller Road
- Convenient access to I-465 / and I-65, minutes to Indianapolis Motor Speedway (IMS)

SIZE: 2,640 SF

ACREAGE: .5165

ZONED: C-5

BUILT: 1986

PARKING: 13 SPACES

2018 RE TAXES: \$4,022.52

OP EX: \$4,804.00

Carmen Thompson / Associate / carmen.thompson@cushwake.com / +1 317 352 5430

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5359 W. 38TH STREET

INDIANAPOLIS, IN



International Marketplace Facade Grant Area

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	17,196	\$42,324	9,553
3 Miles	105,844	\$57,716	52,547
5 Miles	230,136	\$58,455	150,179

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