

# FOR LEASE/SALE OFFICE/WAREHOUSE

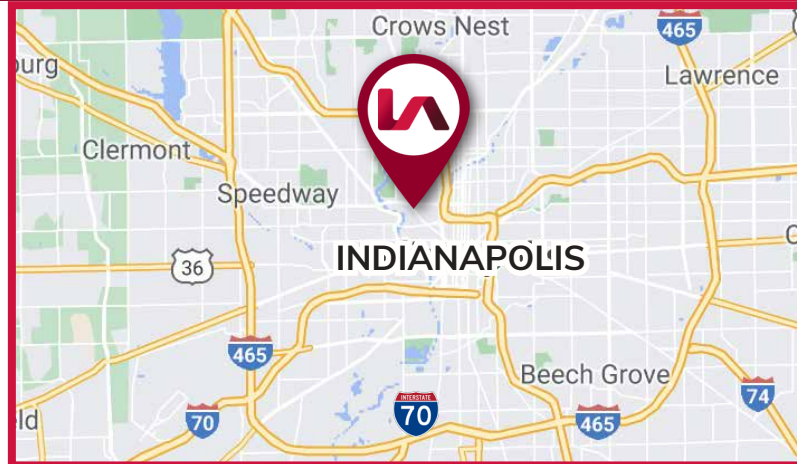
1201 W 16TH STREET | INDIANAPOLIS, IN 46202



## LISTING DETAILS

**AVAILABLE SF:** 22,452 SF  
**SALE PRICE:** \$1,895,000  
**LEASE RATE:** \$5.75/SF NNN  
**ACREAGE:** 1.39 AC

- +/- 22,452 SF Available
- +/- 3,200 SF Office Space
- 6 High Bay Overhead Doors
- Masonry Building with Concrete Floors
- 2 Mezzanines
- Large Rooftop Billboard That's Grandfathered In
- Directly Adjacent to the New 16 Tech Innovation District
- CBD2 Zoning



## 2021 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
EST. POPULATION	7,264	97,420	270,742
AVG. HH INCOME	\$50,206	\$67,491	\$62,541
DAYTIME POP.	15,131	68,614	275,018

## TRAFFIC COUNTS

W 16th St	21,171 VPD
Indiana Ave	11,986 VPD

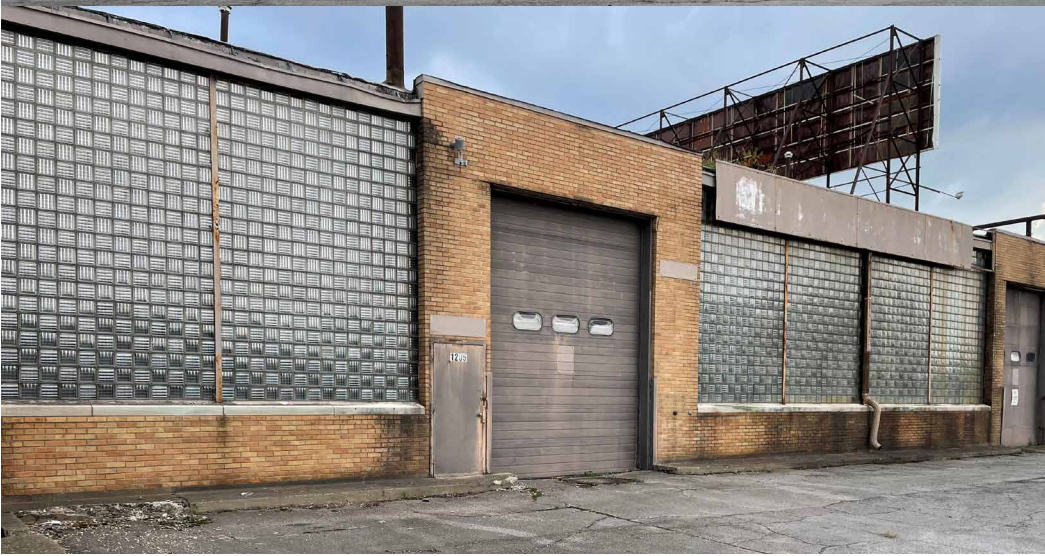
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# FOR SALE

145 E. MAIN STREET | DANVILLE, IN 46122



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