



4022 Shelby St.

Indianapolis, IN 46227
Investment Sale



PLEASE DO NOT DISTURB TENANT

OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	2,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,416	31,793	83,518
Total Population	9,356	81,305	212,242
Average HH Income	\$43,928	\$46,600	\$50,586

PROPERTY OVERVIEW

Freestanding Building For Sale which houses Open Kitchen Restaurant situated across from The University of Indianapolis on the Southside of Indianapolis. The Property was recently renovated in 2018. All FF&E stays with the Property as well as the Liquor License.

UIndy Enrollment:

5,600 students on the main campus in Indianapolis, including approximately 1,400 graduate students

100+ undergraduate degree programs, 40+ master's degree programs, and five doctoral programs

40+ U.S. states and 55+ countries represented among students on campus



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Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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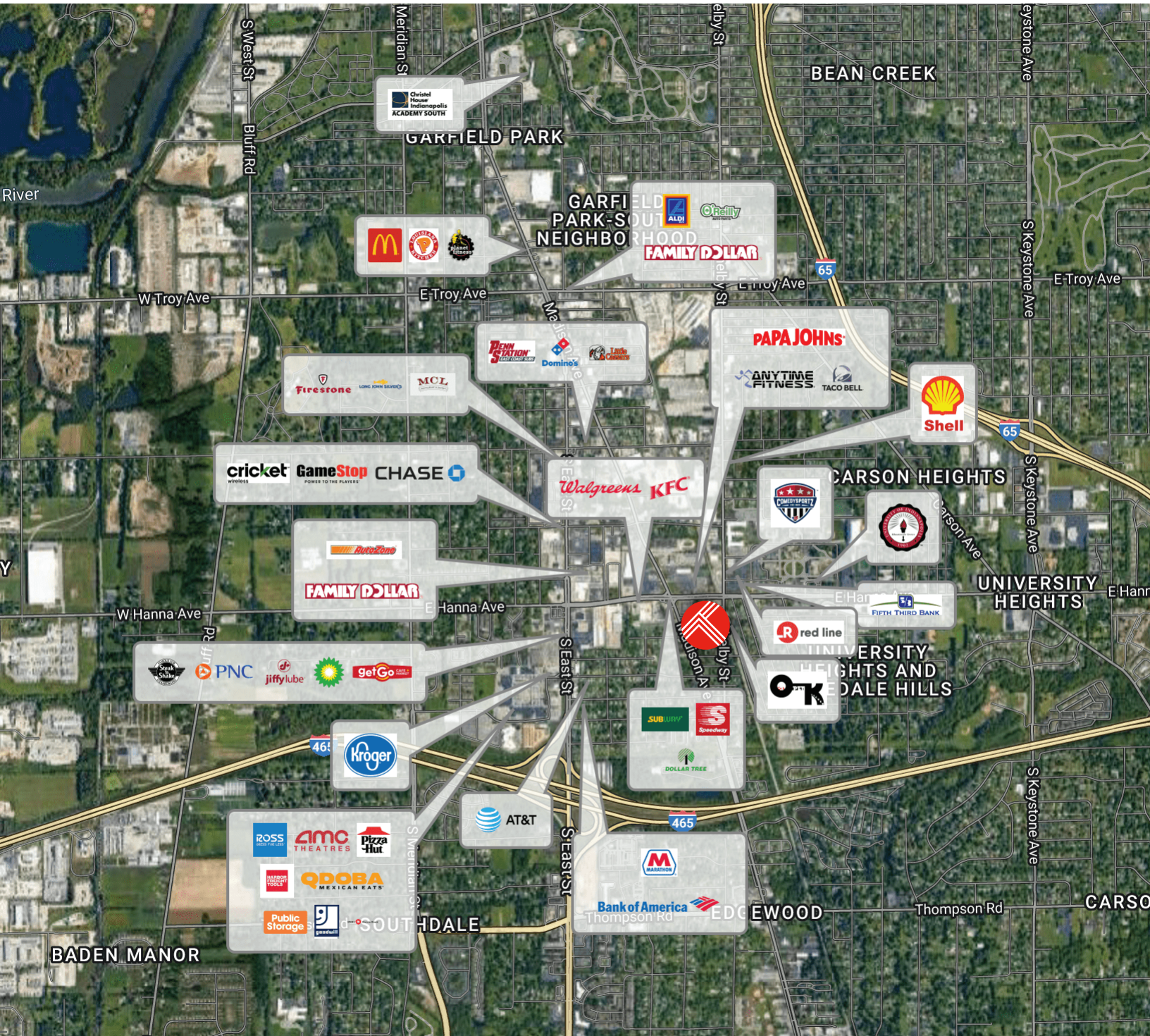
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Area Retailers



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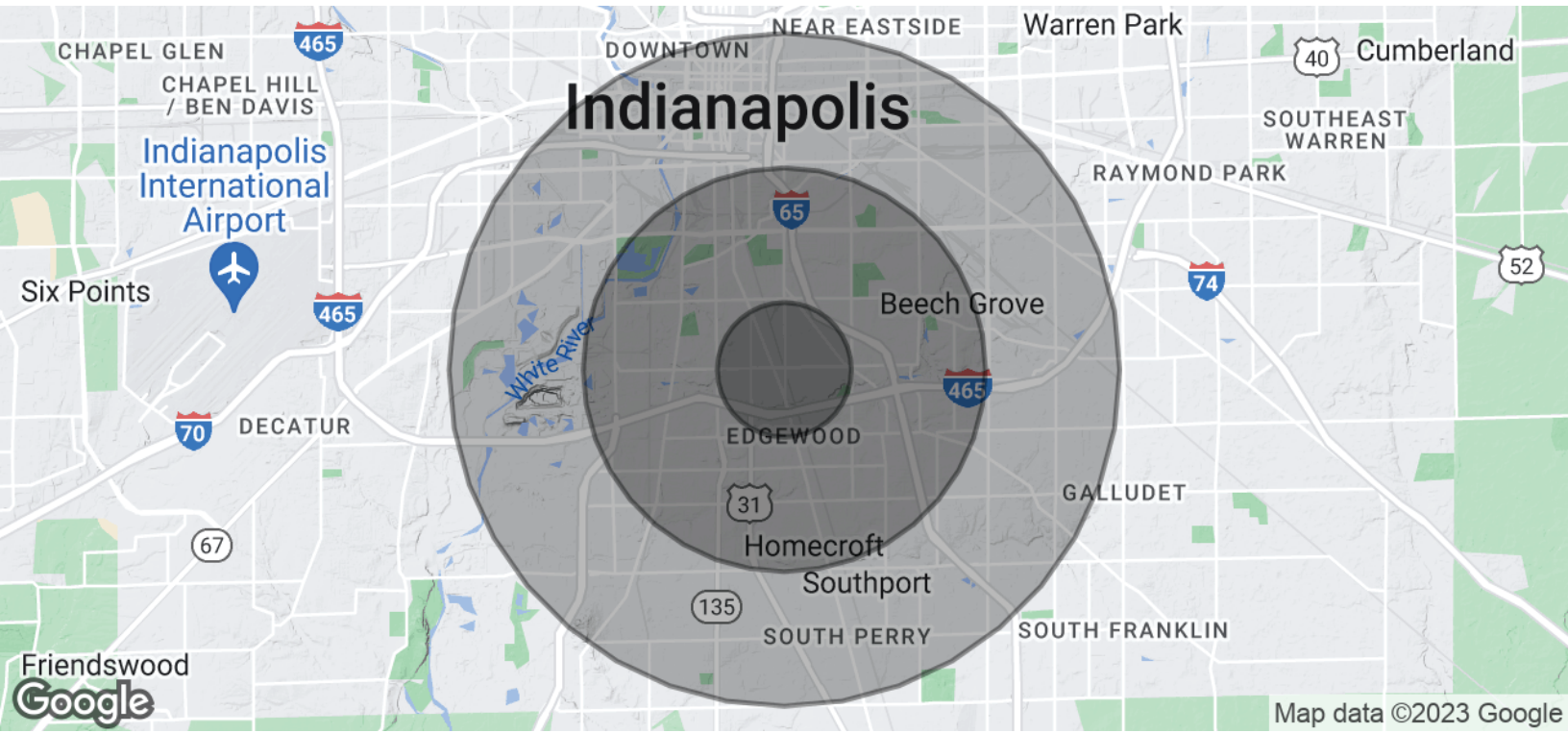


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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,356	81,305	212,242
Average Age	27.8	34.4	34.6
Average Age (Male)	28.1	33.7	33.7
Average Age (Female)	27.2	35.2	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,416	31,793	83,518
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$43,928	\$46,600	\$50,586
Average House Value	\$114,039	\$102,242	\$119,433

* Demographic data derived from 2020 ACS - US Census

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