

# 52nd & Monon Trail Corridor Opportunity



MIXED USE PROPERTY

# FOR SALE

- 📍 1055 E 52ND ST, INDIANAPOLIS, IN 46205
- 📍 1095 E 52ND ST, INDIANAPOLIS, IN 46205
- 📍 5165 WINTHROP AVE, INDIANAPOLIS, IN 46205

**\$ 2,125,000**  **± 0.91 acres**

## PROPERTY HIGHLIGHTS

Approximately 0.91-acre Monon Trail-adjacent campus assemblage along E 52nd Street, consisting of two commercial buildings and a duplex parcel, all delivered vacant. Dual access, on-site parking, strong frontage, and exceptional walkability. Ideal for HQ use, commercial expansion, or future mixed-use redevelopment.

 **317-236-9172**

 [sflanagan@rplux.com](mailto:sflanagan@rplux.com)

**STEVE FLANAGAN**

*Licensed Real Estate Broker*  
License No.: RB16001253

**R.P. Lux**

Commercial Real Estate Services



# 52ND & MONON TRAIL CORRIDOR OPPORTUNITY

# PROPERTY PHOTOS



**1055 E 52ND ST,  
INDIANAPOLIS,  
IN 46205**

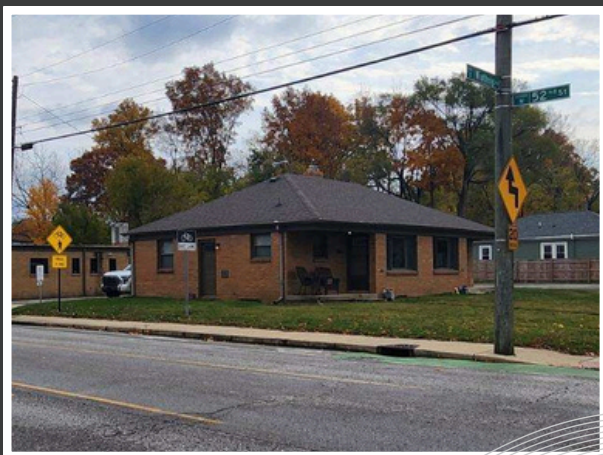
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**4920 SQ. FT.**

**1095 E 52ND ST,  
INDIANAPOLIS,  
IN 46205**

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**7091 SQ. FT.**



**5165 WINTHROP AVE,  
INDIANAPOLIS,  
IN 46205**

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**1344 SQ. FT.**

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