



2935 Madison Ave.  
Indianapolis, IN 46225  
For Sale

**PRICE REDUCTION!**



**PROPERTY DESCRIPTION**

- Shovel Ready Site at 78,000 cars per day intersection.
- Excellent traffic counts 7 days per week
- Located between Family Dollar and Aldi stores that both produce near the top of their respective regions.
- C-5 zoning with all needed variances in place
- Storm Water drainage system and plan already in place
- Sanitary Sewer connection already made
- Right of Way Pavement already in place
- Some on-site asphalt already in place
- 40' Pylon Sign already in place at corner of development with space reserved for buyer of this parcel
- No Median to cross on Madison - Easy In, Easy Out for northbound and southbound Madison Avenue traffic with choice of two entries.
- 5 total entry/exits already in place on the development
- Excellent Line of site at any corner of intersection enabled by Aldi building setback

**OFFERING SUMMARY**

Sale Price:	Contact Broker
Lot Size:	0.78 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,219	32,723	99,183
Total Population	8,005	70,436	211,069
Average HH Income	\$42,906	\$46,049	\$52,141

BROKERAGE | MANAGEMENT | DEVELOPMENT

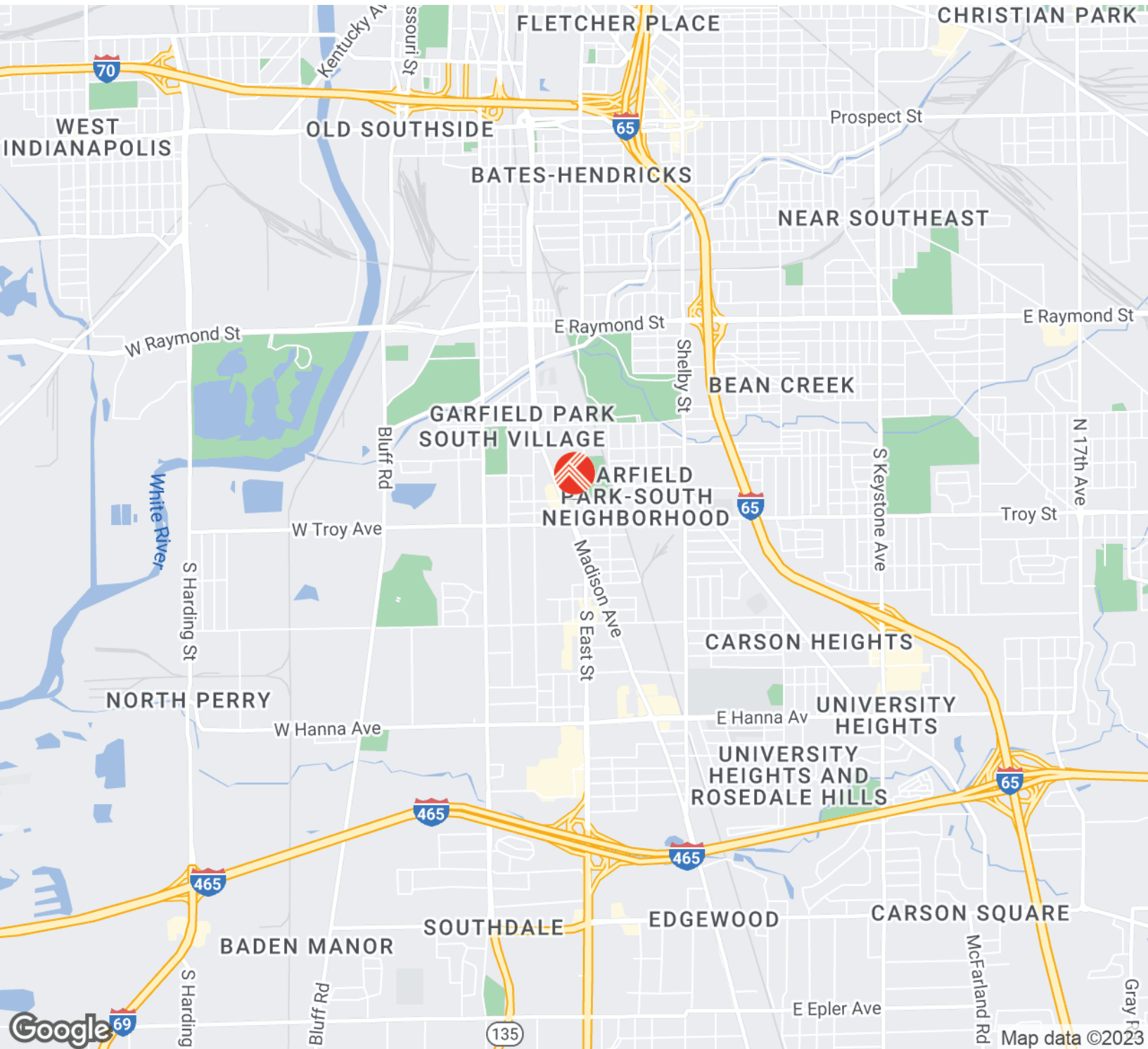


# 2935 Madison Ave.

Indianapolis, IN 46225

For Sale

## Regional Map



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

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



# 2935 Madison Ave.

Indianapolis, IN 46225  
For Sale



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



# 2935 Madison Ave.

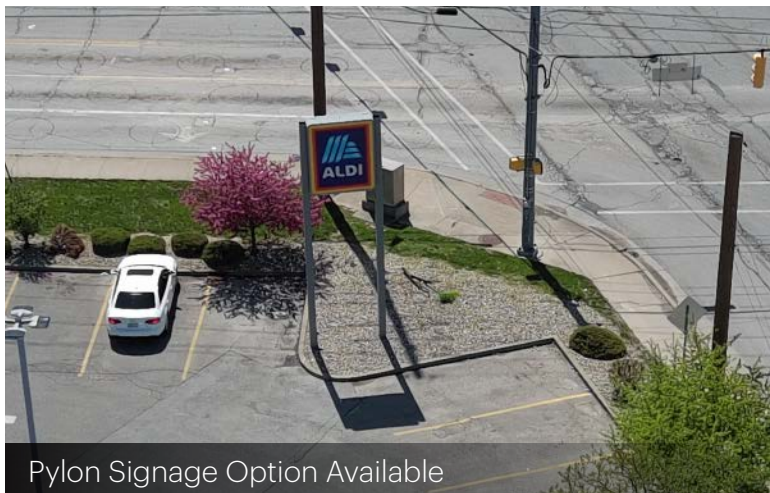
Indianapolis, IN 46225  
For Sale



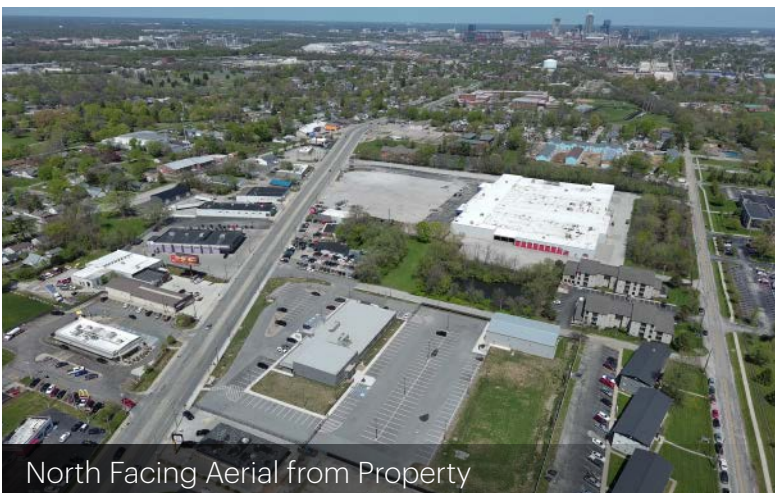
Directly Facing North From Property



Signalized Intersection



Pylon Signage Option Available



North Facing Aerial from Property



South Facing Aerial from Property

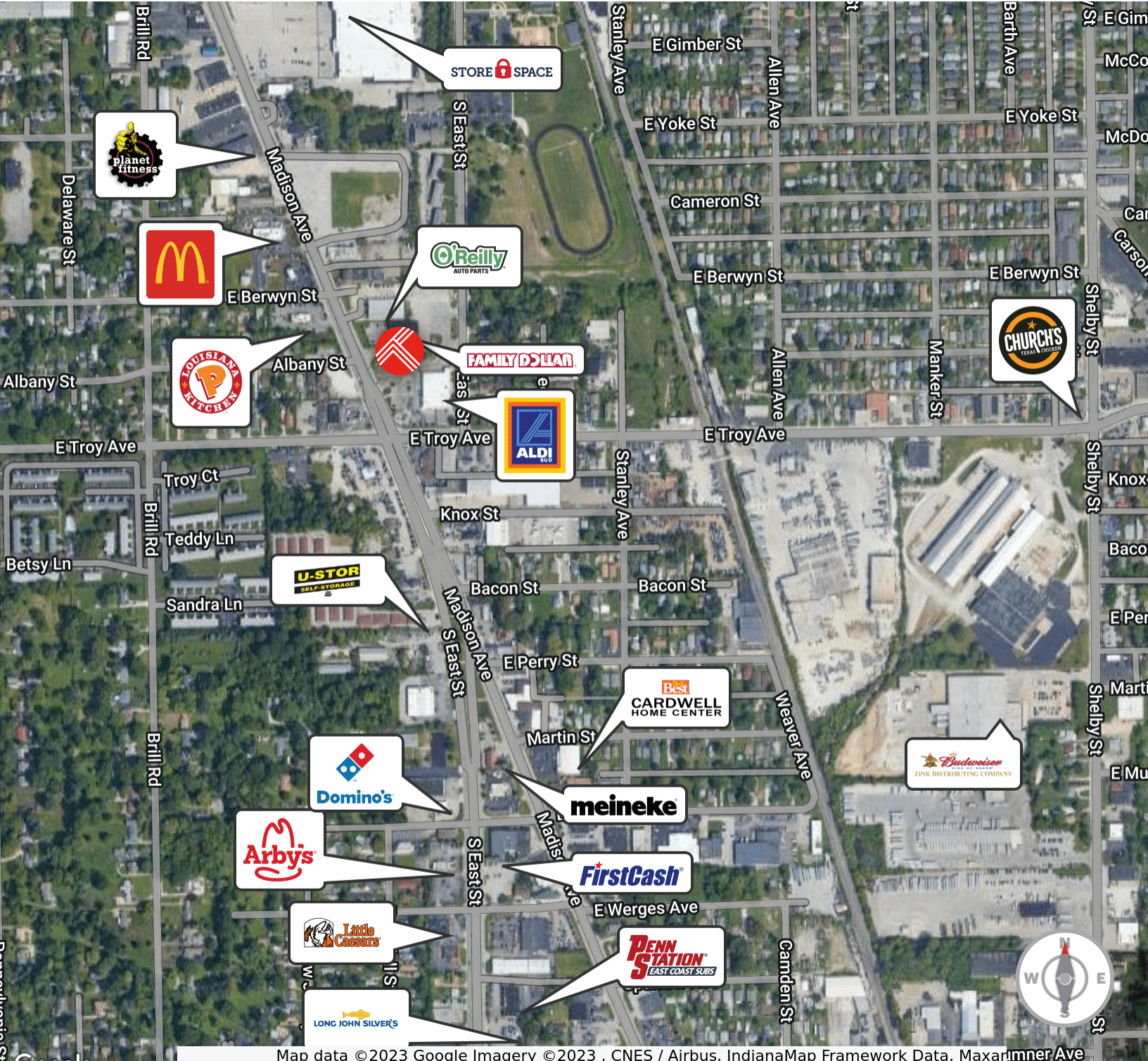
BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



2935 Madison Ave.  
Indianapolis, IN 46225  
For Sale

### Area Retailers



Map data ©2023 Google Imagery ©2023, CNES / Airbus, IndianaMap Framework Data, Maxar, Imner Ave

BROKERAGE | MANAGEMENT | DEVELOPMENT

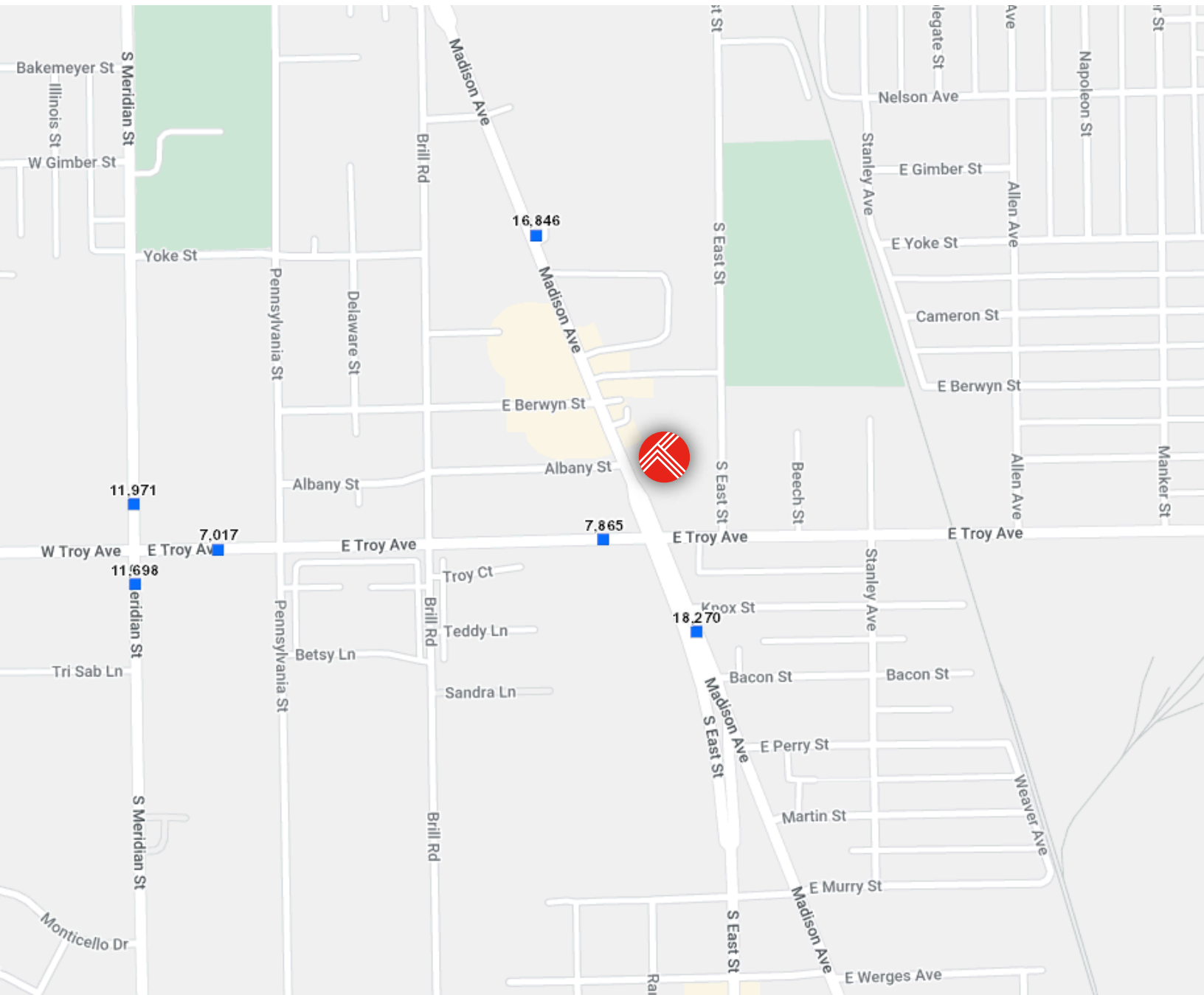
Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



# 2935 Madison Ave.

Indianapolis, IN 46225  
For Sale

## Traffic Counts



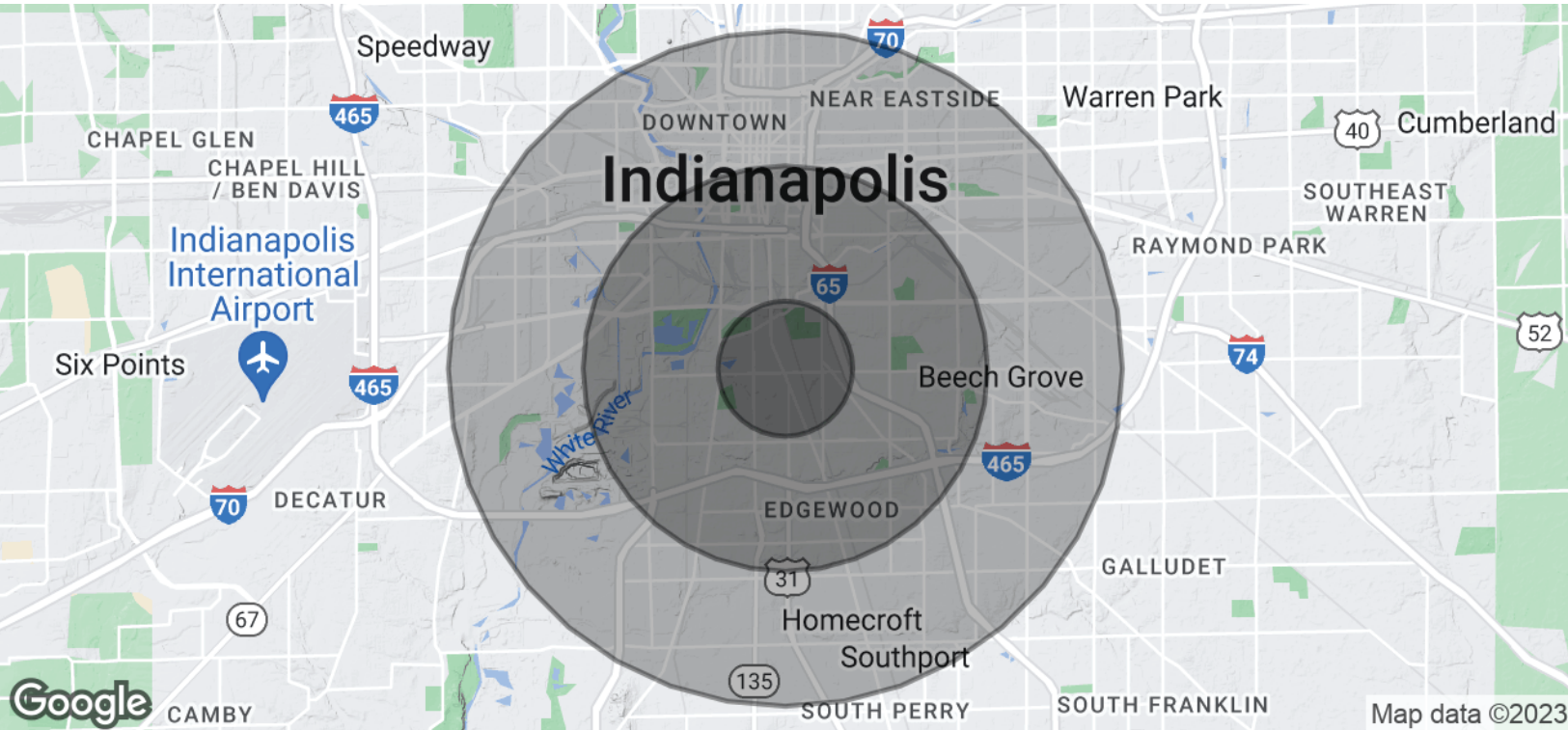
BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



2935 Madison Ave.  
 Indianapolis, IN 46225  
 For Sale

## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,005	70,436	211,069
Average Age	34.4	34.3	34.7
Average Age (Male)	33.8	33.7	33.7
Average Age (Female)	35.5	35.5	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,219	32,723	99,183
# of Persons per HH	1.9	2.2	2.1
Average HH Income	\$42,906	\$46,049	\$52,141
Average House Value	\$103,600	\$117,664	\$148,975

\* Demographic data derived from 2020 ACS - US Census

BROKERAGE | MANAGEMENT | DEVELOPMENT