



3740 E. New York St. Indianapolis, IN 46201



PROPERTY DESCRIPTION

This former car lot, with a 250 SF building and zoned D5, presents a compelling prospect for Land and Retail investors. A fantastic location with high visibility and accessibility, the property offers a terrific entry into the commercial landscape of Indianapolis. Its versatile zoning designation opens up a variety of possibilities for commercial development and retail ventures.

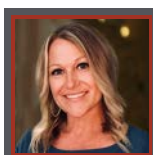
PROPERTY HIGHLIGHTS

- Signalized intersection

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.48 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,074	48,978	108,857
Total Population	17,578	109,292	249,462
Average HH Income	\$54,270	\$78,793	\$73,075



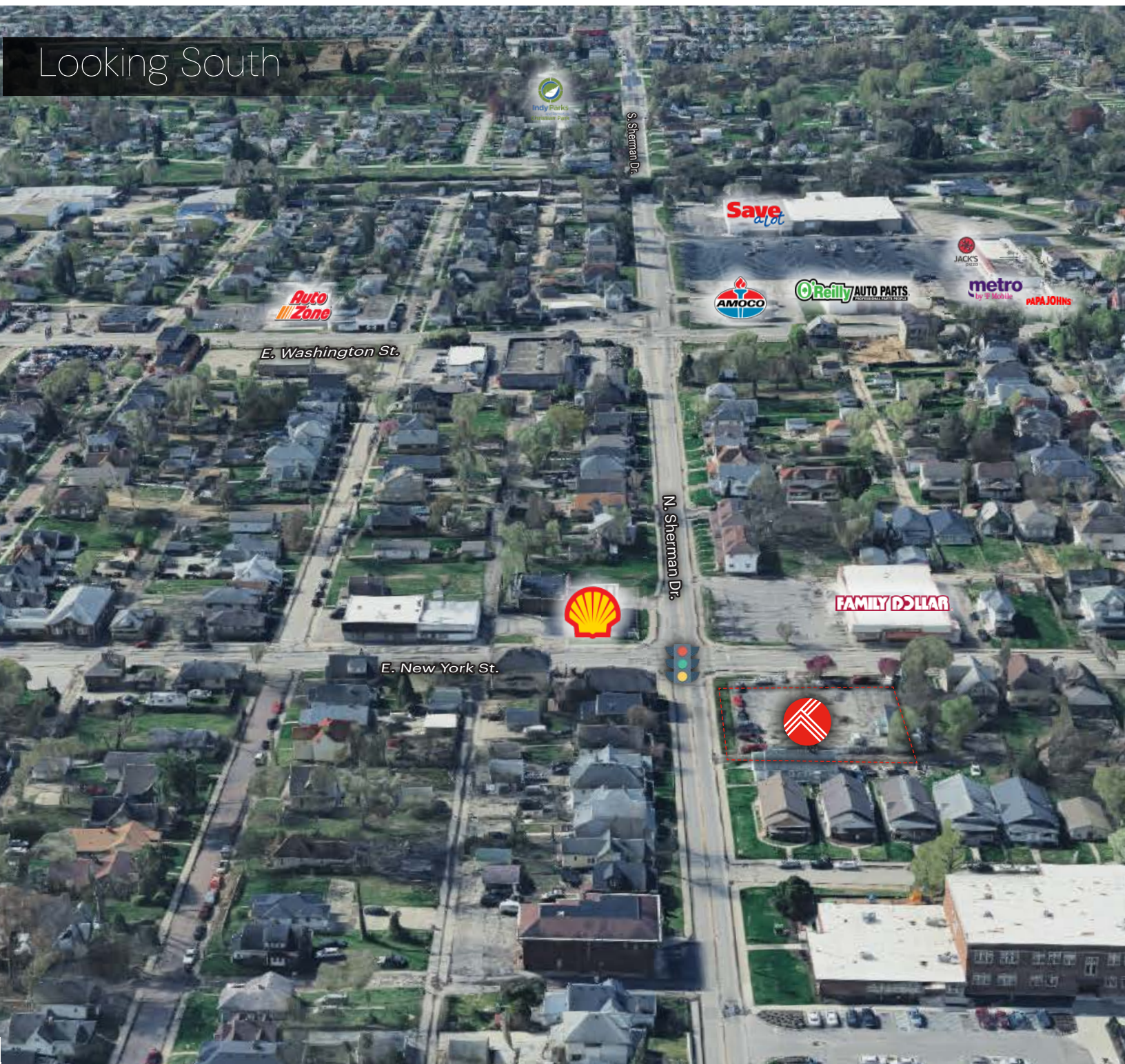
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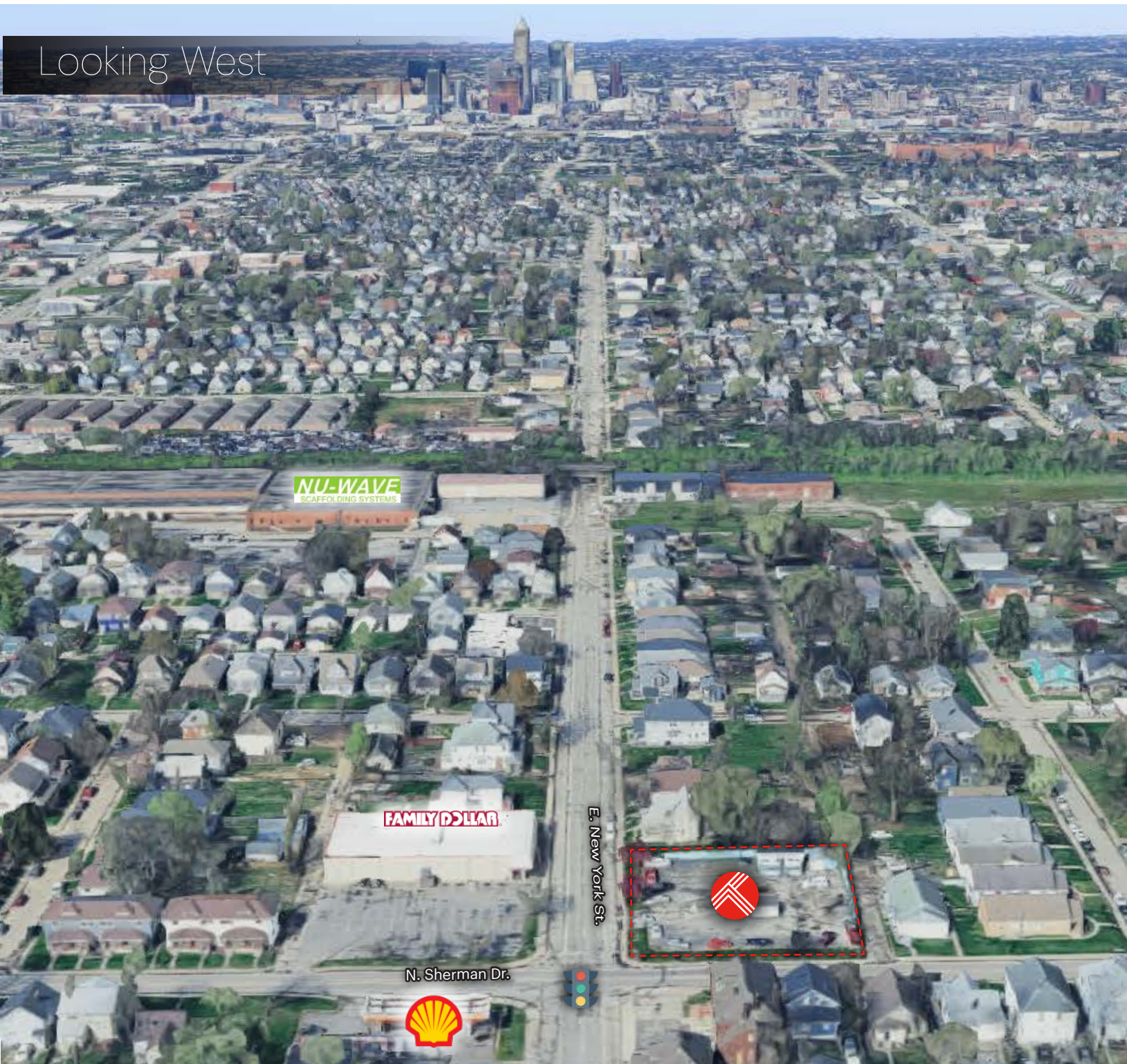
Looking South





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Looking West





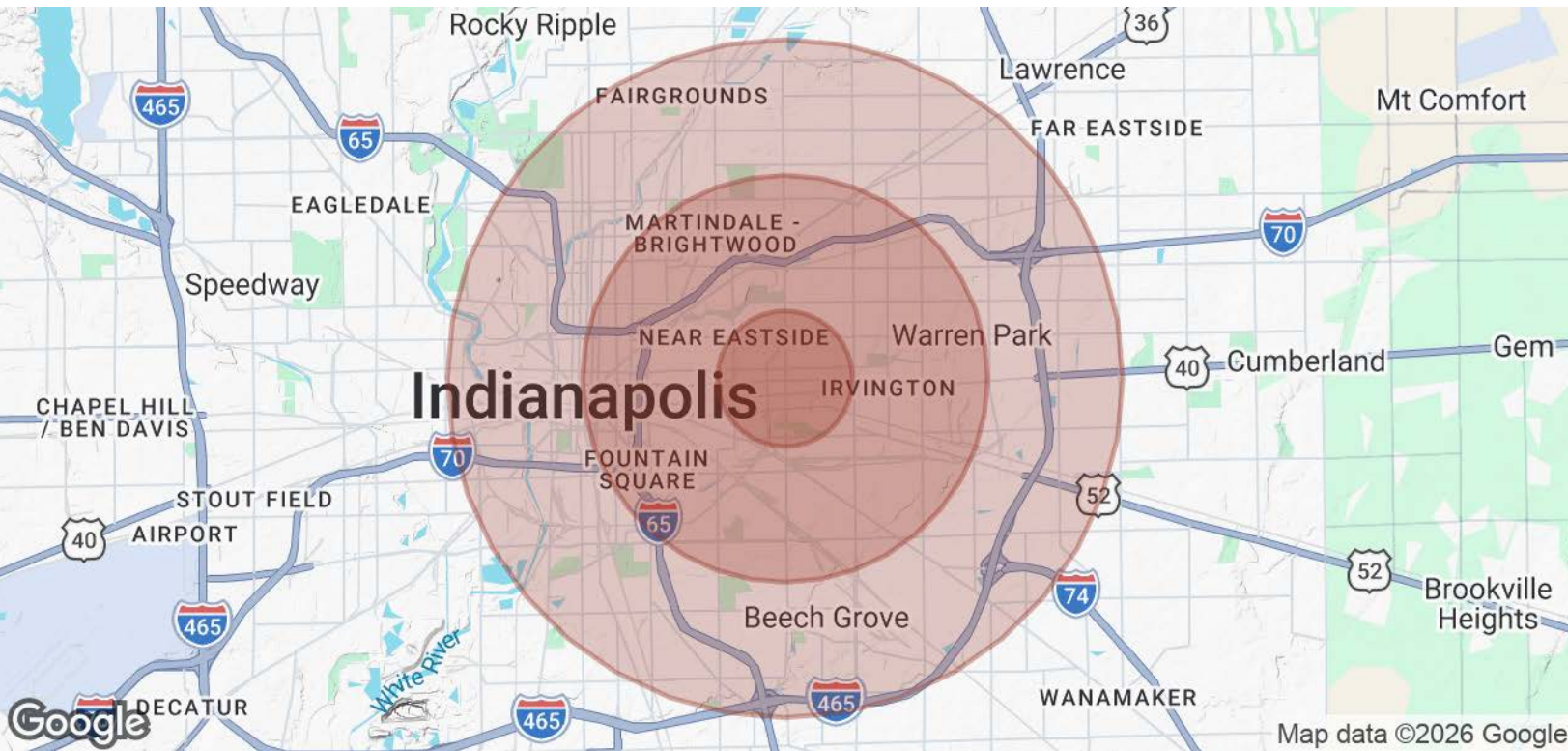
Surrounding Businesses





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,578	109,292	249,462
Average Age	35.5	35.7	35.3
Average Age (Male)	38.0	35.7	34.6
Average Age (Female)	34.4	36.0	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,074	48,978	108,857
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$54,270	\$78,793	\$73,075
Average House Value	\$124,936	\$199,332	\$196,038

2023 American Community Survey (ACS)

