

FOR LEASE
Office/Flex

8445 to
8459

Castlewood Drive

Indianapolis, IN 46256

**Multi-Tenant
Office/Flex**

Castlewood Drive is a multi-tenant office/flex property totaling +/- 45,800 square feet. Situated on a fully improved 4.43 acres site, the property is conveniently located close to Castleton area amenities and offers easy access to I-465, I-70, I-74, and I-65 via I-69. The property is well maintained and offers the ideal space for a wide variety of users looking for quality office/flex space.



Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

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Building Specifications

| | |
|-----------------------|-------------------------|
| Lease Rate: | \$11.00/SF IG |
| Available Space: | +/- 3,305 SF |
| Total Buildings Size: | +/- 45,800 SF |
| Land Size: | 4.43 Acres |
| Zoned: | CS - Commercial Special |
| Parking: | 146 Spaces |
| Space Type: | Office/Flex |



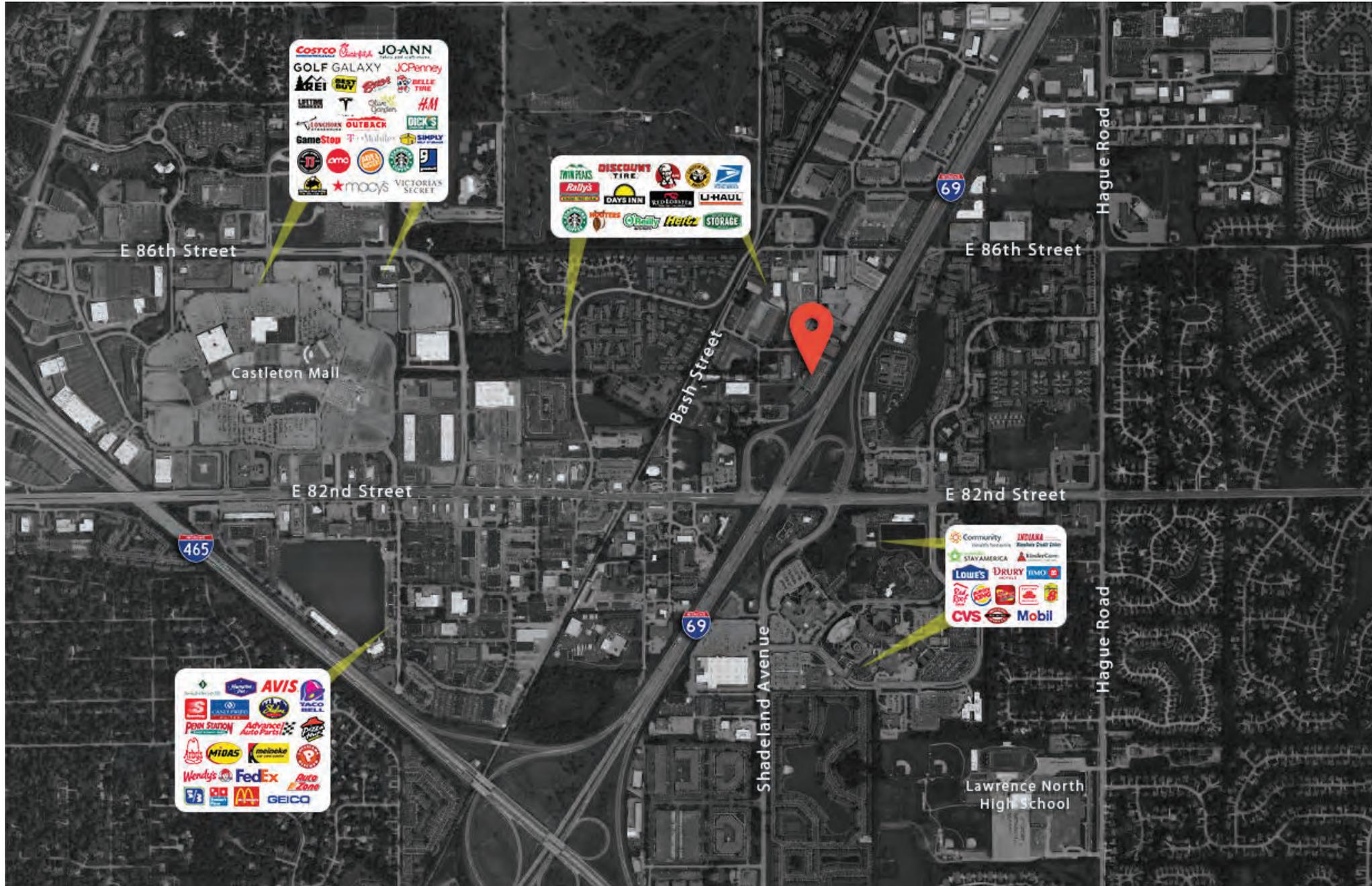
| Suite | SF | Lease Rate | Space Type | Availability | Drive-In Doors | Details |
|--------------|--------------|---------------|-------------|--------------|-----------------|--------------------------------------|
| 8459 Suite B | +/- 3,305 SF | \$11.00/SF IG | Office/Flex | Now | One - 10' X 10' | Office, warehouse area, and restroom |



Location Overview



Location Overview



Demographic Overview

KEY FACTS

1 mile

6,676

Population



Average Household Size

33.7

Median Age

\$47,979

Median Household Income

EDUCATION

1 mile

3%

No High School Diploma



24%

High School Graduate



30%

Some College



42%

Bachelor's/Grad/Prof Degree

BUSINESS

1 mile



916

Total Businesses



31,159

Total Employees

EMPLOYMENT

1 mile



68%

White Collar



17%

Blue Collar



14%

Services

2.8%

Unemployment Rate

INCOME

1 mile



\$47,979

Median Household Income



\$34,588

Per Capita Income



\$14,156

Median Net Worth

| Variables | 1 mile | 3 miles | 5 miles |
|------------------------------|----------|----------|----------|
| 2022 Total Population | 6,676 | 55,123 | 166,512 |
| 2022 Total Households | 3,505 | 25,903 | 72,250 |
| 2022 Average Household Size | 1.84 | 2.10 | 2.28 |
| 2022 Median Household Income | \$47,979 | \$77,836 | \$84,297 |
| 2022 Median Age | 33.7 | 37.9 | 39.2 |