

FLEX PROPERTY FOR LEASE

2229 E New York St

Indianapolis, IN 46201

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

2229 East New York Street offers a versatile flex leasing opportunity just east of Downtown Indianapolis. The property features a functional layout suitable for industrial, storage and flex users, with convenient access to major thoroughfares and the surrounding Indianapolis market.

PROPERTY HIGHLIGHTS

- 6,000 SF Available
- Flex / Industrial Space
- Multiple Drive-In Doors
- On-Site Parking
- E New York Street Frontage
- Near Downtown Indianapolis
- Access to I-65 & I-70
- Warehouse / Storage Uses

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	1,703	6,589
Total Population	1,111	4,049	15,476
Average HH Income	\$42,465	\$63,314	\$72,199

Robert Coombes

(765)-760-3189

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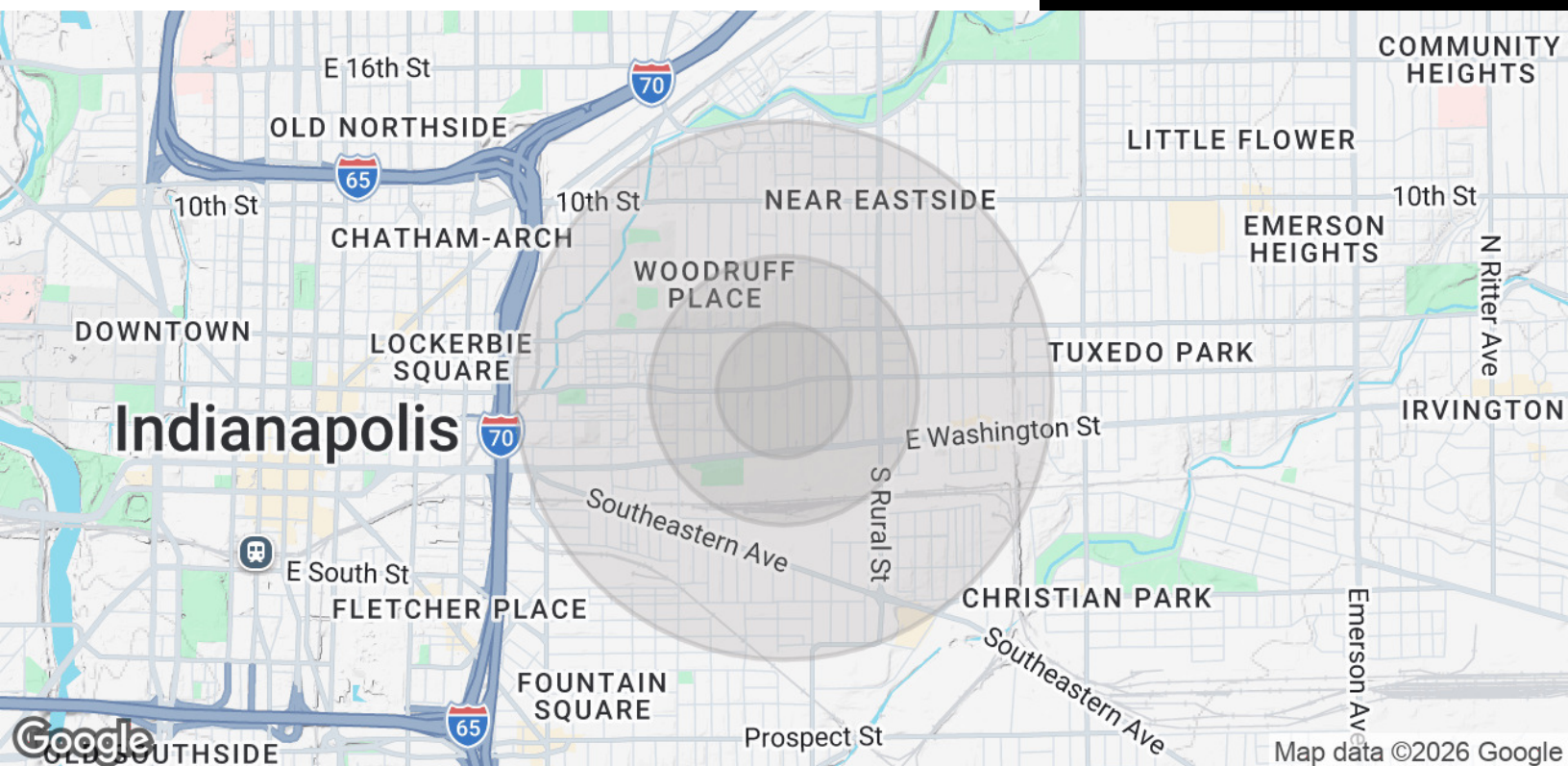
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,111	4,049	15,476
Average Age	30.3	34.5	36.3
Average Age (Male)	29.6	34.6	37.7
Average Age (Female)	30.7	35.0	35.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	1,703	6,589
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$42,465	\$63,314	\$72,199
Average House Value	\$181,214	\$204,989	\$220,369

2023 American Community Survey (ACS)

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