

RETAIL OUTLOT FOR SALE

3919 MADISON AVENUE | INDIANAPOLIS, IN

PROPERTY HIGHLIGHTS

- Lot 2 - 0.807 Acres
- Located on the hard corner of Madison Ave. & Hanna Ave.
- Hard to find C-7 zoning
- Perfect for fast food, bank & many other retail/office users
- Close proximity to I-465 and US-31/East St.
- Sits adjacent to University of Indianapolis: 5,600 students

CONTACT:
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317.814.2111



UNIVERSITY SHOPPES

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TRAFFIC COUNTS

- S. Madison Ave – 11,230 ADT
- Hanna Ave – 17,124 ADT

DEMOGRAPHICS

Radius	Population	Income	Households
1 mile	13,034	\$69,112	4,624
3 mile	81,452	\$80,265	32,367
5 mile	228,642	\$88,707	93,581



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