



5630 Georgetown Rd.
Indianapolis, IN 46254



•CONFIDENTIAL-DO NOT DISTURB TENANT•

1,530 SF Freestanding Building Available For Sale/Renovation to Suit/For Lease. Business is not For Sale; Real Estate Only. Owner is willing to renovate to suit for a Restaurant with a drive-thru. Numerous amenities nearby including retail centers, restaurants, and hotels. High-traffic area and great visibility along Georgetown Road.

Oil and Lube Restricted

PROPERTY HIGHLIGHTS

- Excellent Visibility Along Georgetown Road
- Densely Populated Trade Area
- Close Proximity to I-465 & I-65
- 15-minutes from the Indianapolis International Airport

OFFERING SUMMARY

Sale Price/Lease Rate:	Contact Broker
Available SF:	1,530 SF
Lot Size:	.49 AC
Zoning:	C4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,520	34,557	87,193
Total Population	13,676	89,285	207,052
Average HH Income	\$50,877	\$60,353	\$68,657





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Looking South from Location



Looking North from Location





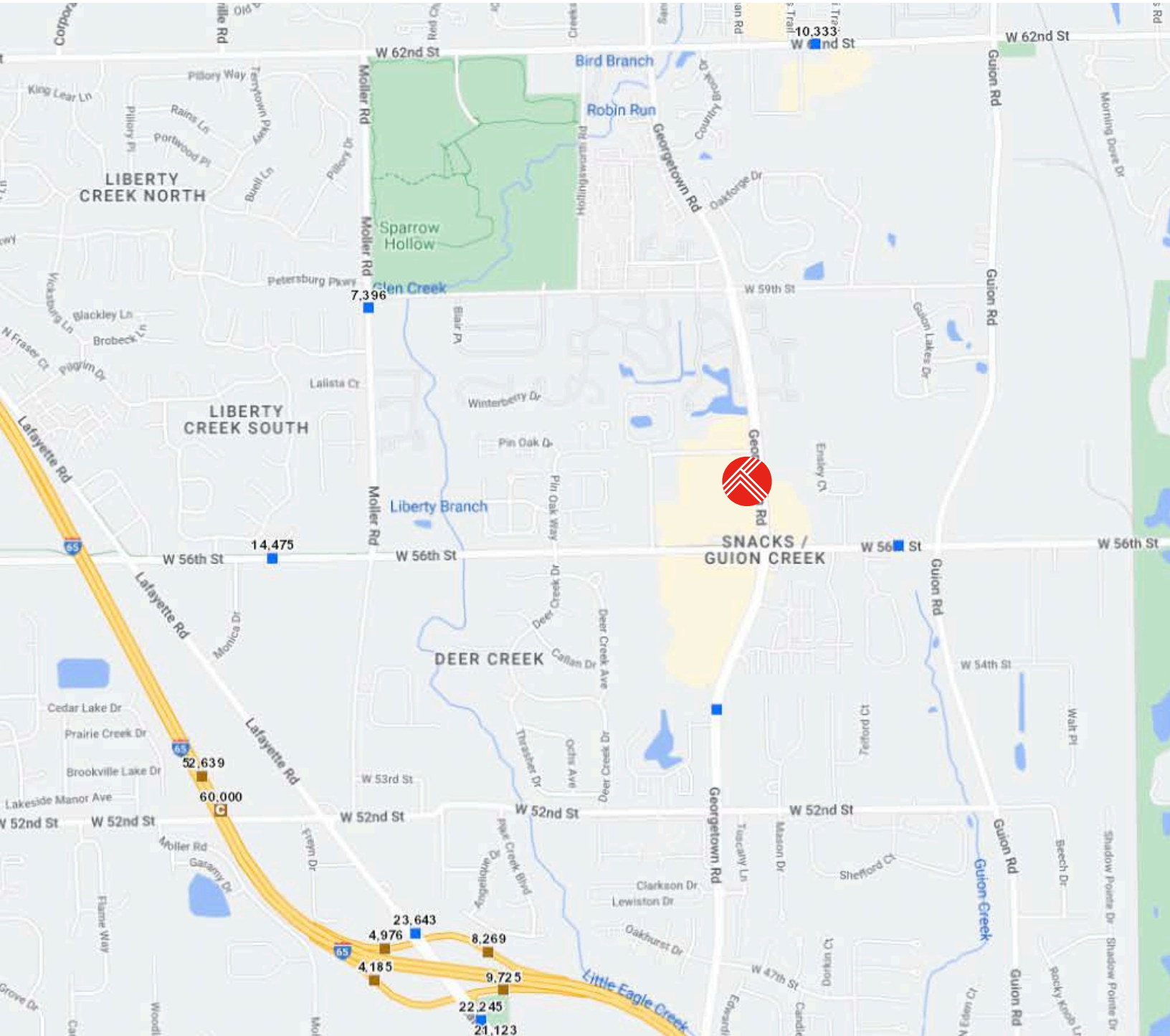
Surrounding Businesses





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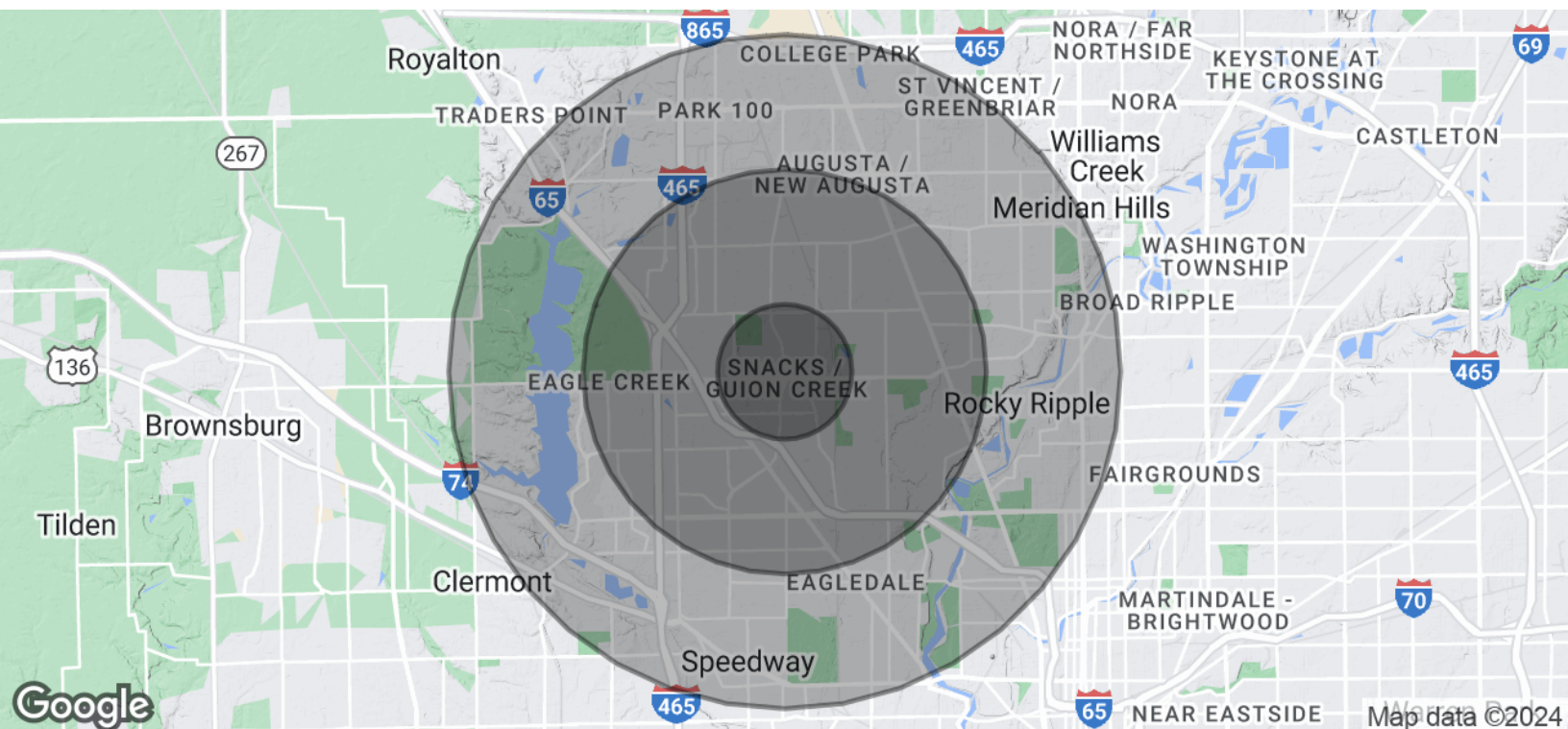
Traffic Counts





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,414	91,422	202,337
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,338	35,577	82,604
# of Persons per HH	2.3	2.6	2.4
Average HH Income	\$68,649	\$79,768	\$87,975
Average House Value	\$248,342	\$226,396	\$262,122

Demographics data derived from AlphaMap

