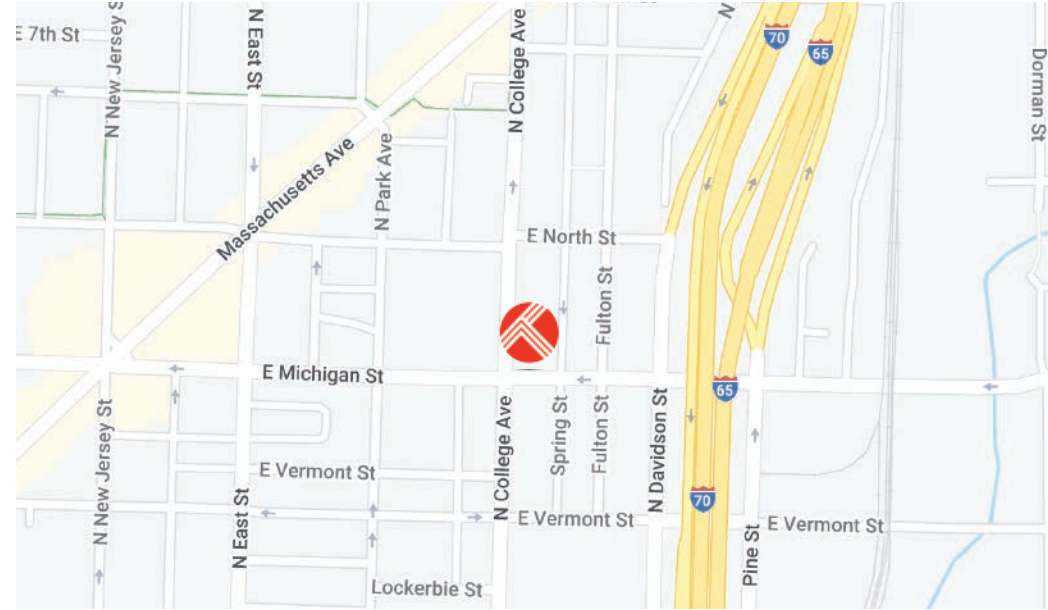




The Noble Flats
505 N. College Ave.
Indianapolis, IN 46202
For Sale



OFFERING SUMMARY

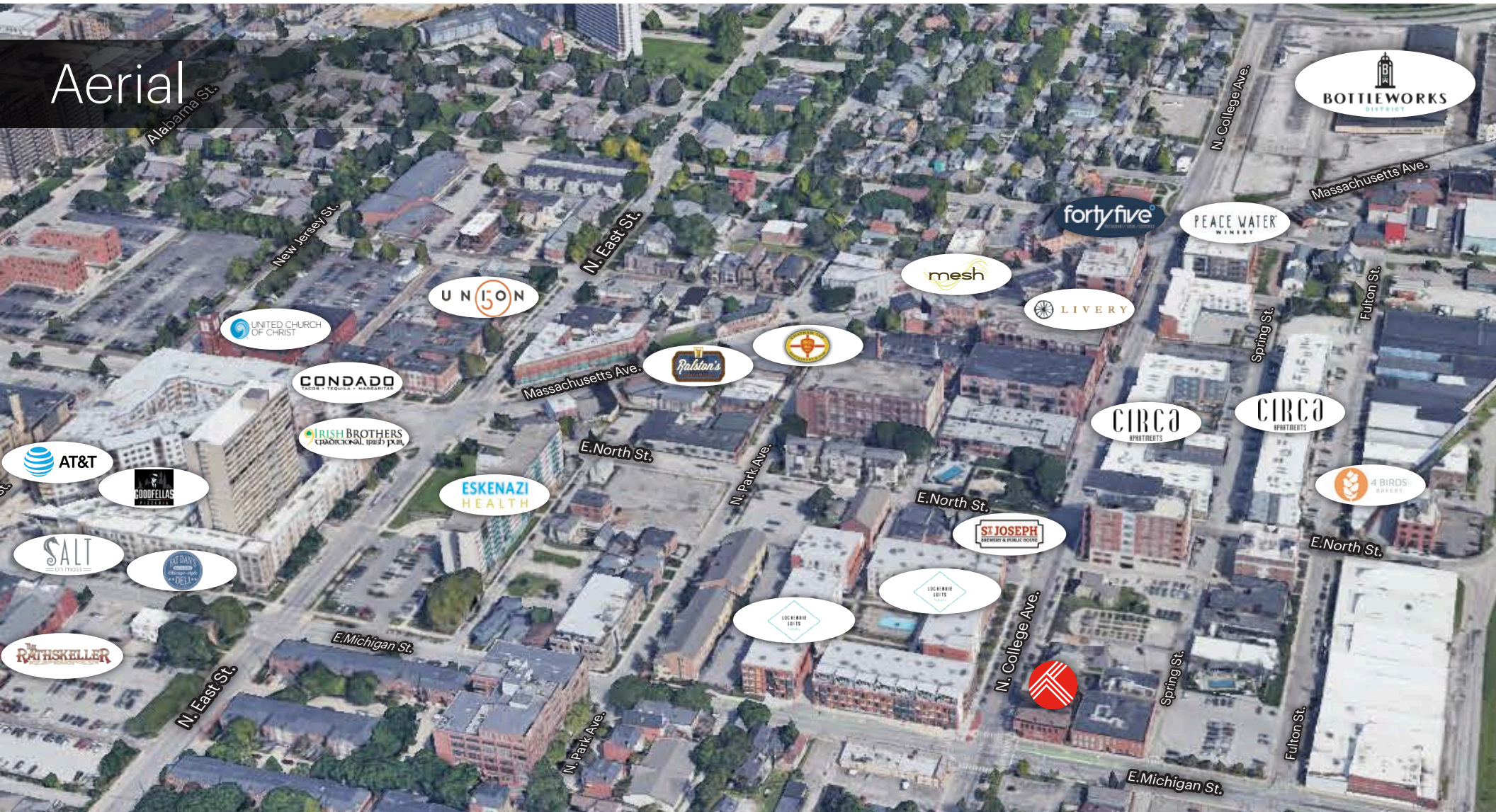
Sale Price:	Contact Broker
GBA:	7,800 SF
Typical Floor:	2,600 SF
Lot Size:	.16 AC
Building FAR:	1.12

Location Overview

- 6 unit multi-family building for sale
- 2BR/2BA units with large balconies
- 100% occupied
- 8 surface parking spaces adjacent to building
- Prime location within Bottleworks/Mass Ave node within walking distance to a variety of dining and entertainment venues
- Area of tremendous population growth and ongoing resurgence
- Located between Lockerbie and Chatham-Arch neighborhoods
- Easy interstate access including I-65, I-70, and I-465

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Aerial



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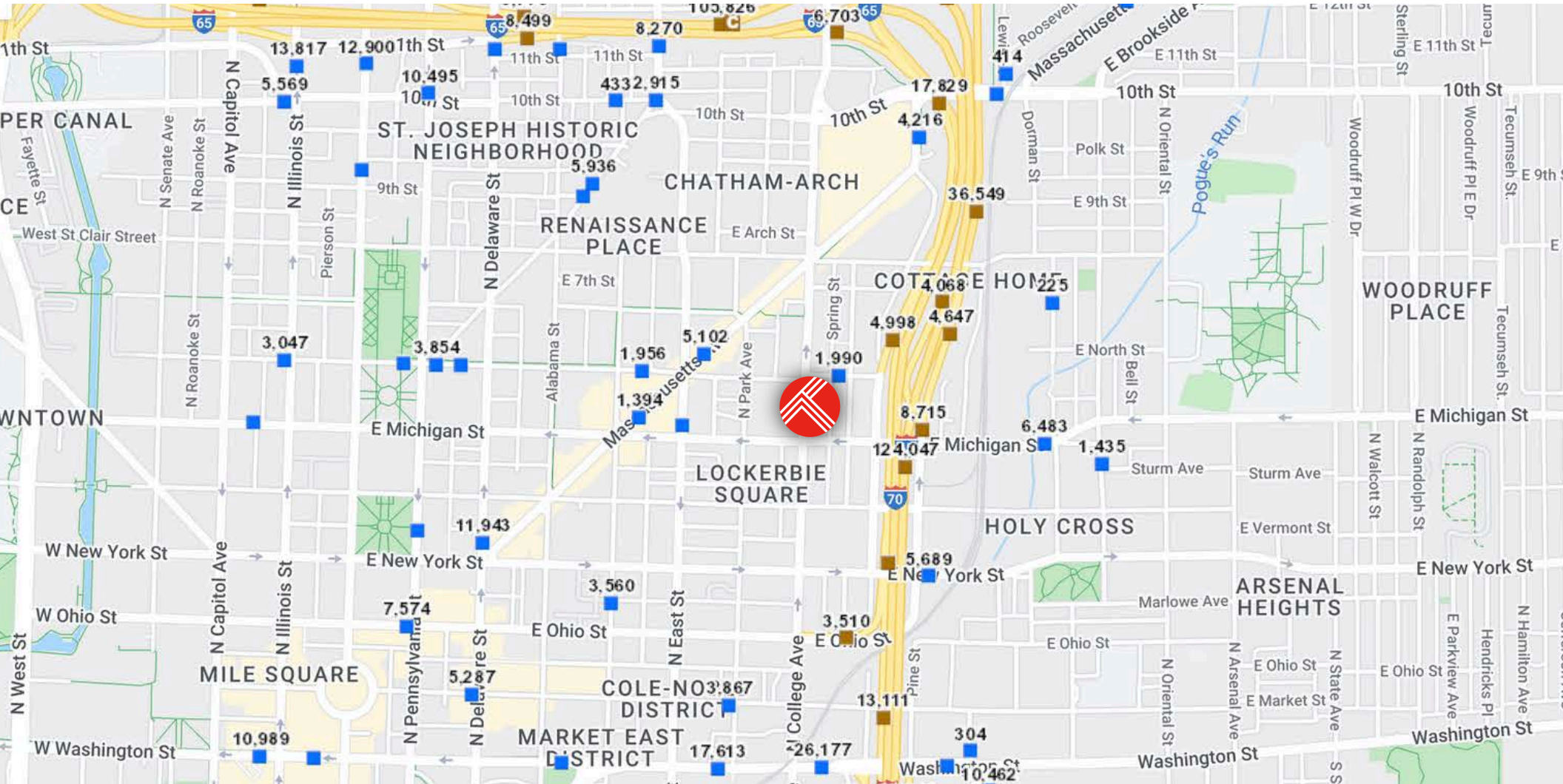
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Traffic Counts



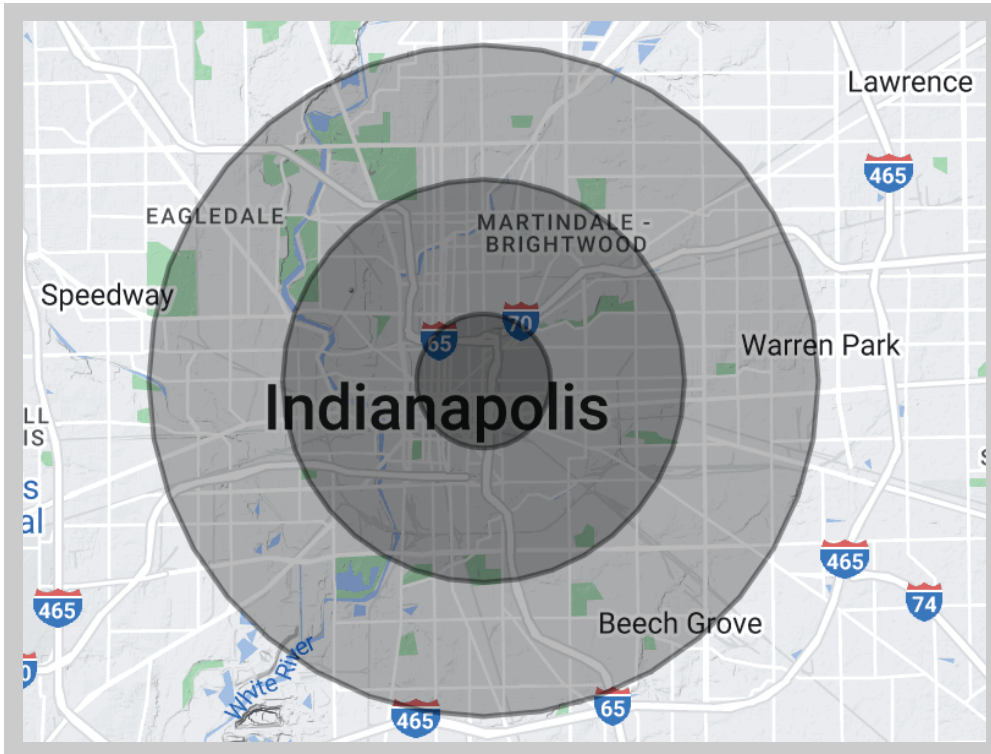
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,454	87,328	233,816
Average Age	34.6	33.7	34.7
Average Age (Male)	35.2	33.3	33.5
Average Age (Female)	32.4	34.0	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,410	48,032	118,116
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$86,195	\$52,195	\$47,301
Average House Value	\$370,552	\$221,442	\$162,247

** Demographic data derived from 2020 ACS - US Census*

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