

RETAIL PROPERTY FOR SALE & LEASE

# 140 S College Ave

Indianapolis, IN 46202

# COOMBES REAL ESTATE



## PROPERTY DESCRIPTION

Versatile commercial property near Downtown Indianapolis offering a flexible combination of retail, industrial and office functionality. The property features ample on-site parking, loading capabilities and convenient access to the interstate system, with the Indianapolis skyline just minutes away.

## PROPERTY HIGHLIGHTS

- 8,713 SF Commercial Building
- 2,242 SF Available for Lease
- 50+ On-Site Parking Spaces
- Loading Dock & Drive-In Capability
- Flexible Retail, Industrial or Office Use
- Quick Access to I-65 & I-70
- Minutes from Downtown Indianapolis
- Located within an Indiana Opportunity Zone

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Sale Price:    | \$2,450,000      |
| Lease Rate:    | \$25 SF/yr (NNN) |
| Available SF:  | 2,248 SF         |
| Building Size: | 8,713 SF         |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 788       | 2,817     | 9,242     |
| Total Population  | 1,518     | 5,303     | 16,884    |
| Average HH Income | \$123,509 | \$123,810 | \$111,816 |

**Robert Coombes**

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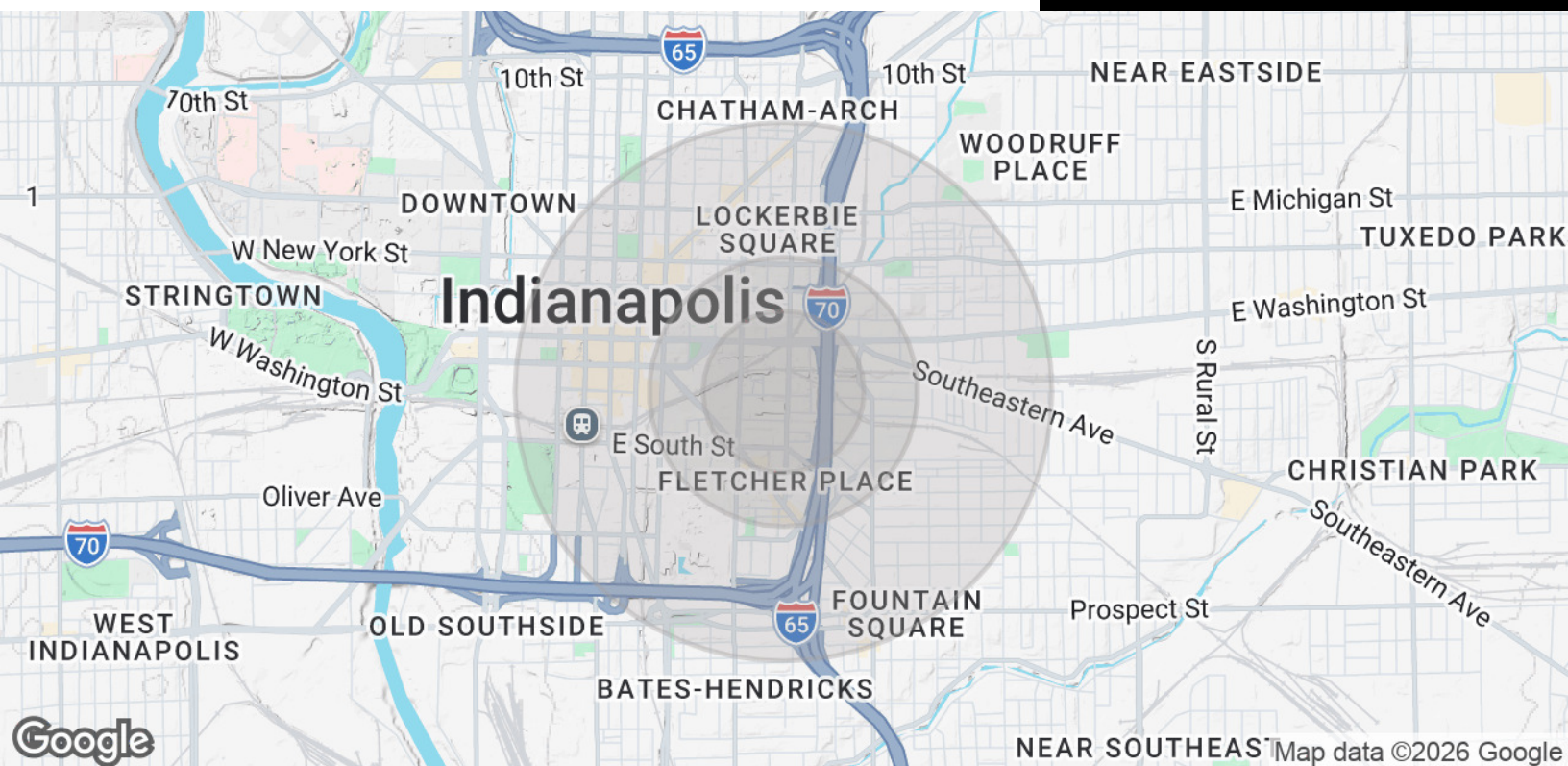
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## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,518     | 5,303     | 16,884 |
| Average Age          | 36        | 37        | 37     |
| Average Age (Male)   | 36        | 37        | 37     |
| Average Age (Female) | 35        | 36        | 36     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 788       | 2,817     | 9,242     |
| # of Persons per HH | 1.9       | 1.9       | 1.8       |
| Average HH Income   | \$123,509 | \$123,810 | \$111,816 |
| Average House Value | \$473,256 | \$468,861 | \$481,504 |

2020 American Community Survey (ACS)

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