

SALE



RETAIL

4735 E 96TH ST, INDIANAPOLIS, IN 46240



### PROPERTY OVERVIEW

Presenting an exceptional investment opportunity on the north side of the Indianapolis area, this 4,242 SF multi-tenant retail building, constructed in 2022, caters to owners/users seeking prime space while benefiting from in-place tenant rental income from Biggby Coffee and an Alteration shop. An available 2,162 SF endcap could be leased for additional income or provide an owner/user with the perfect location for their business. The property offers excellent visibility, high traffic counts, and effortless access. Zoned DP, it provides a versatile setting for retailers and others in a thriving business district.

### PROPERTY HIGHLIGHTS

- For Sale - 4,242 sf
- .74 Acres
- Great for owner/user or investor with 2,162 SF endcap available
- Current tenants include Biggby Coffee and an Alteration shop
- Excellent Visibility
- High Traffic Counts (31,278 on 96th St)
- Easy Access
- Constructed in 2022
- Surrounded by a dense mix of retailers, restaurants, auto dealerships, office parks and residential areas
- 1 mile from I-465

<b>SALE PRICE</b>	<b>\$2,300,000</b>
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<b>Building Size:</b>	<b>4,242 SF</b>
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**BRADLEY COMPANY**  
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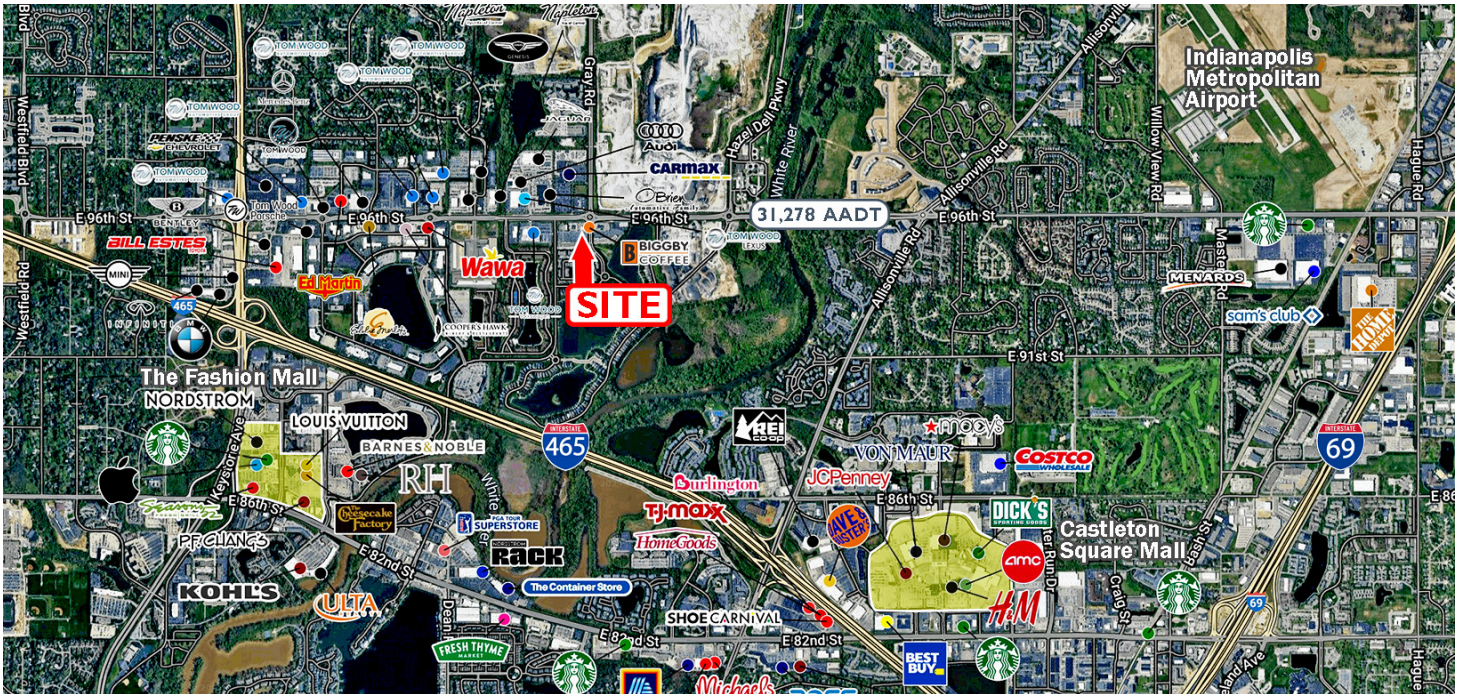
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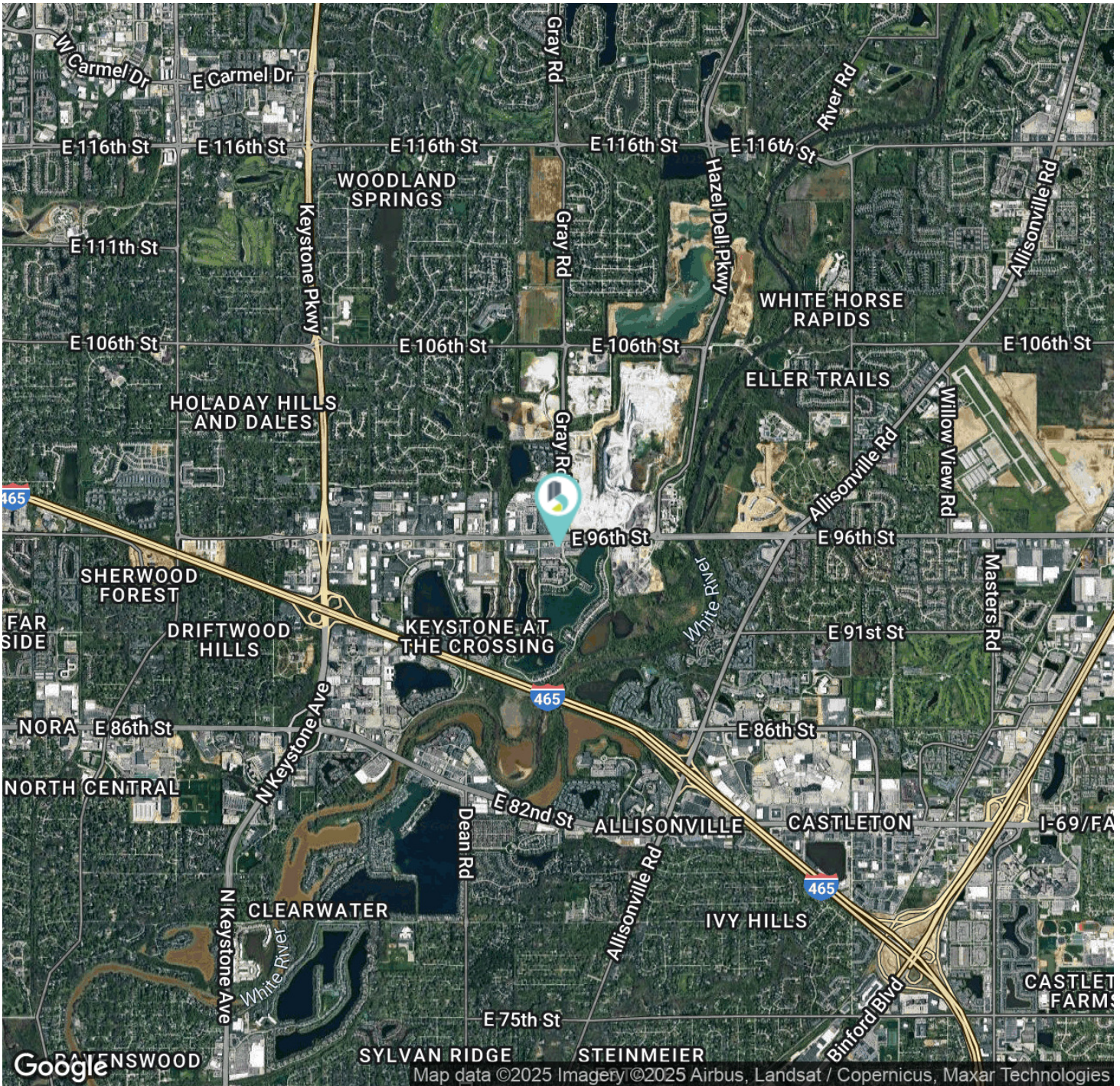
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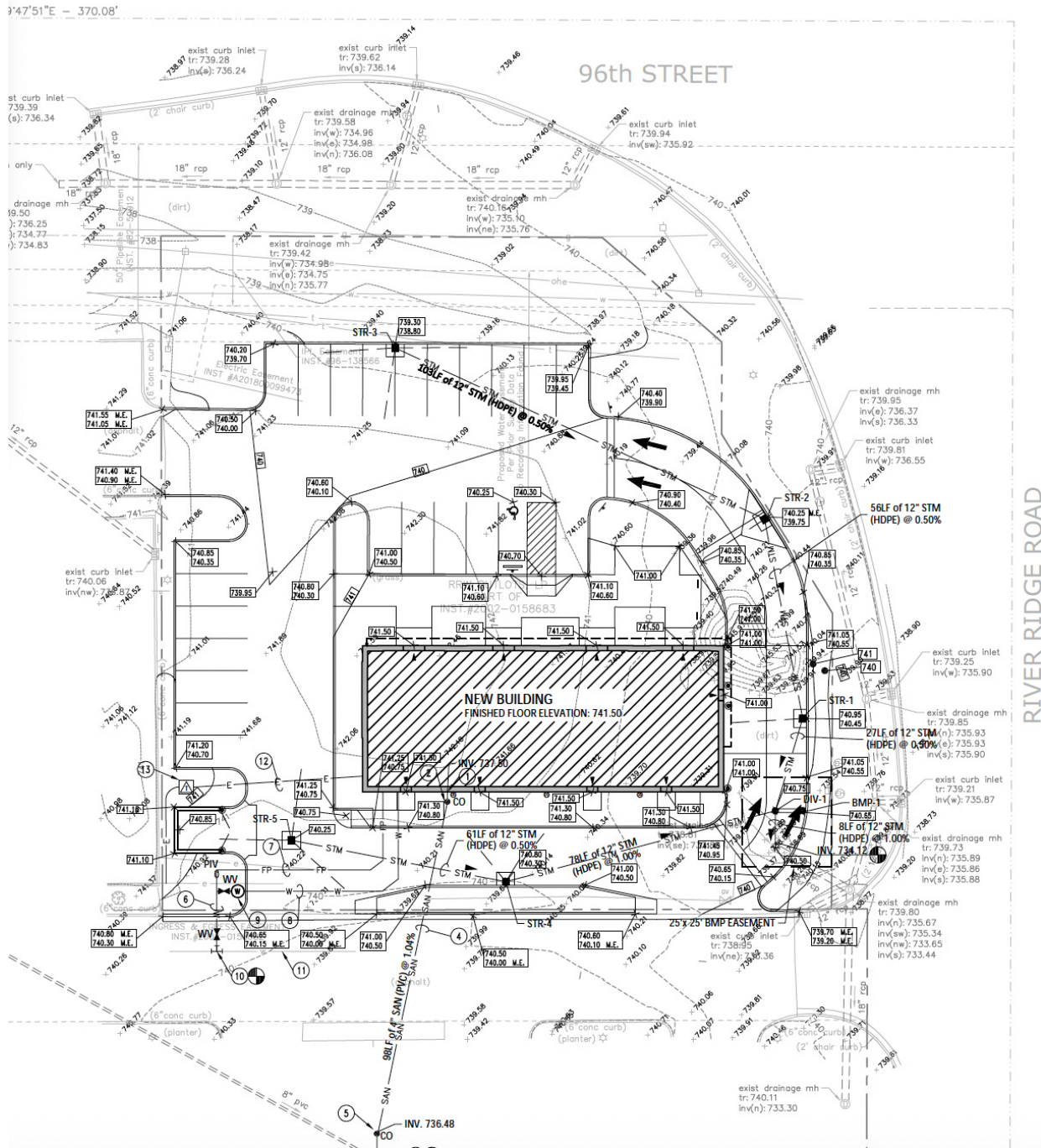
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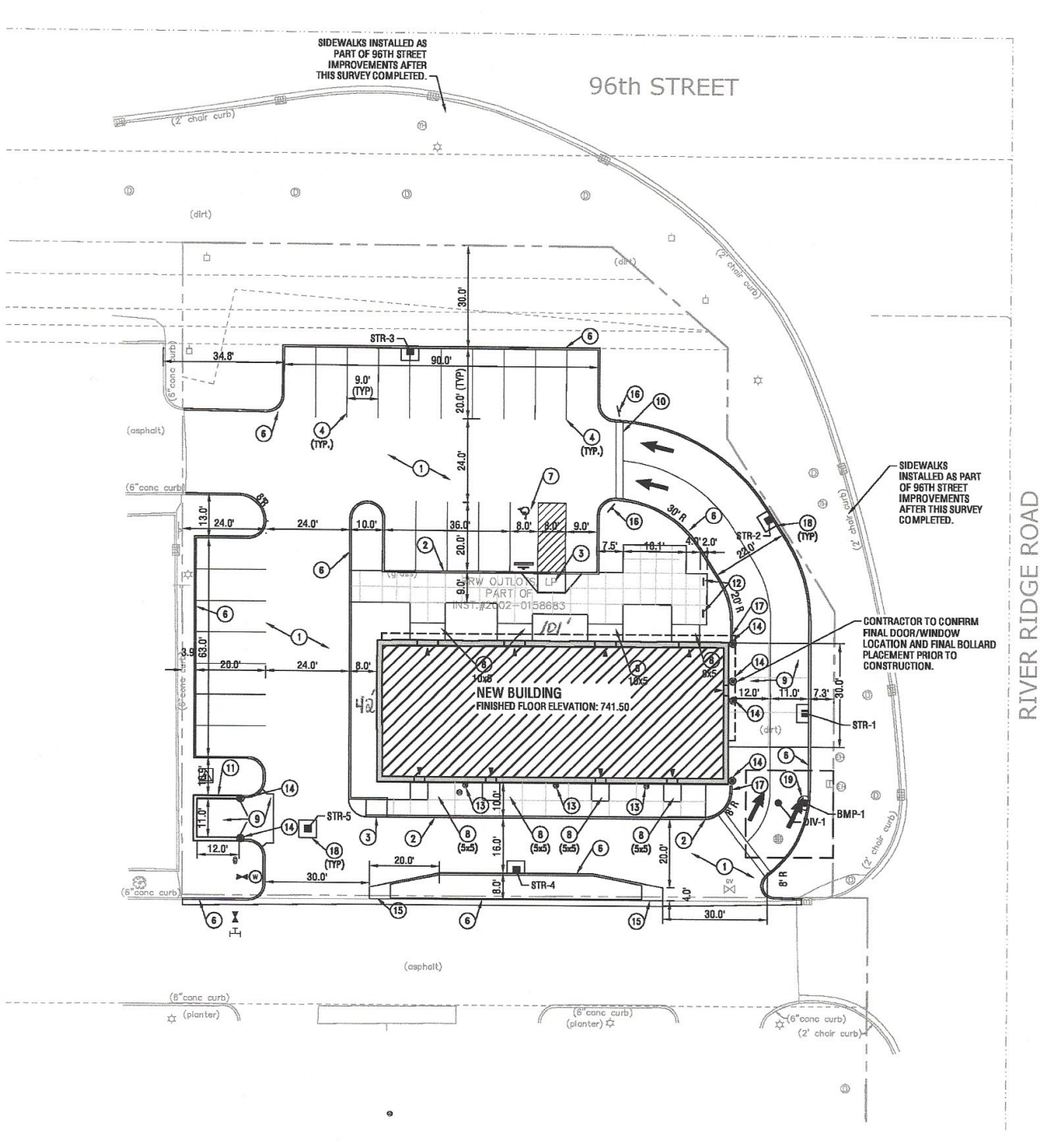
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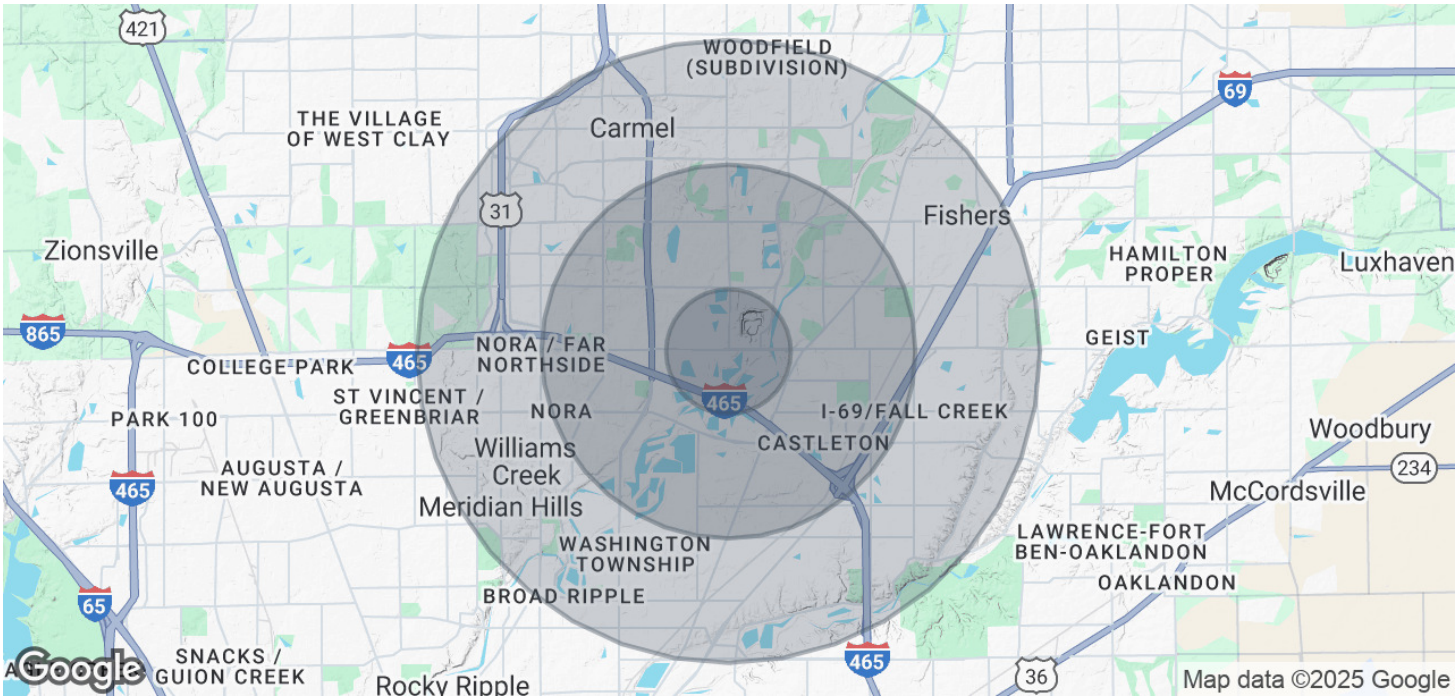


# DEMOGRAPHICS MAP & REPORT

4735 E 96TH ST, INDIANAPOLIS, IN 46240

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## POPULATION

Total Population

Average Age

## 1 MILE

5,352

36

## 3 MILES

56,652

41

## 5 MILES

175,217

41

## HOUSEHOLDS & INCOME

Average HH Income

## 1 MILE

\$88,087

## 3 MILES

\$116,760

## 5 MILES

\$136,315

Demographics data derived from AlphaMap

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