



TOTAL SQUARE FOOTAGE
18,000 SF

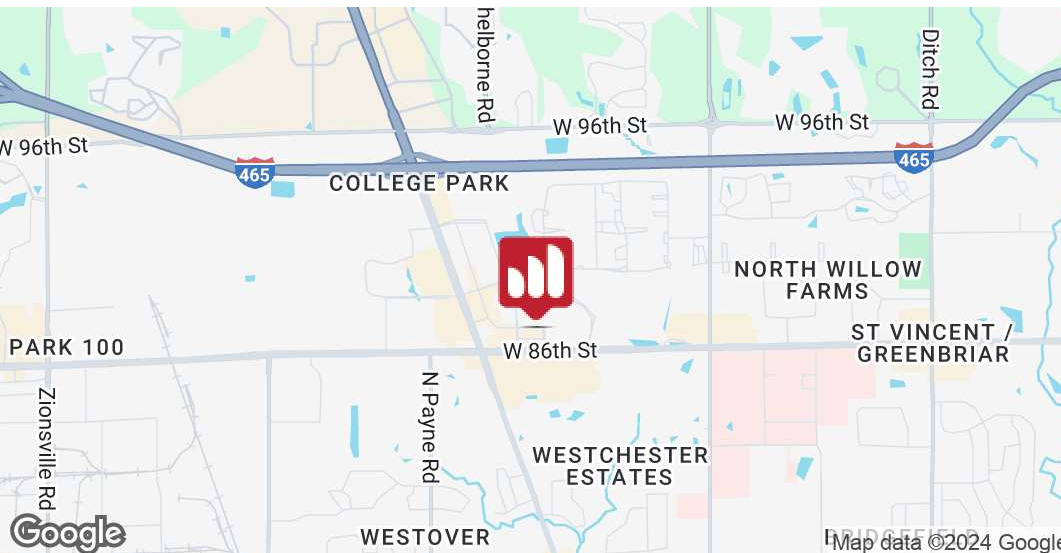
SALE PRICE
\$2,500,000

PROPERTY HIGHLIGHTS

- Great owner-user opportunity, w/ tenant in place
- Prime location in College Park Area
- Property listed for sale & for lease
- 9,000 - 11,000 SF available for lease on 1st or 2nd floor, all is flexible & negotiable
- Several updates done throughout

**FOR SALE OR
FOR LEASE**

**3333
FOUNDERS RD.**
Indianapolis, IN
46268



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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the College Park area of Indianapolis. This impressive 18,000-square-foot building offers an ideal owner-user opportunity, complete with a reliable tenant in place. The property's listing for sale & lease emphasizes its potential for both immediate income & long-term value appreciation. Boasting a prime location in a thriving commercial hub, this property presents a strategic investment in the dynamic Indianapolis market. With a strong tenant in place & the flexibility of being available for sale or lease, this property offers an enticing opportunity for investors seeking a high-performing asset in a sought-after location. Or a flexible for lease opportunity, with negotiable square footage, choice of first or second floor, negotiable lease rate, & more.

LOCATION DESCRIPTION

Located in the vibrant city of Indianapolis, the area surrounding the property is teeming with impressive amenities & attractions. Located in the College Park Area, this building sits just off of 86th St. & Michigan Rd, two main city thoroughfares. Less than a half mile to I-465 & only approx. 15 miles to Downtown Indy.

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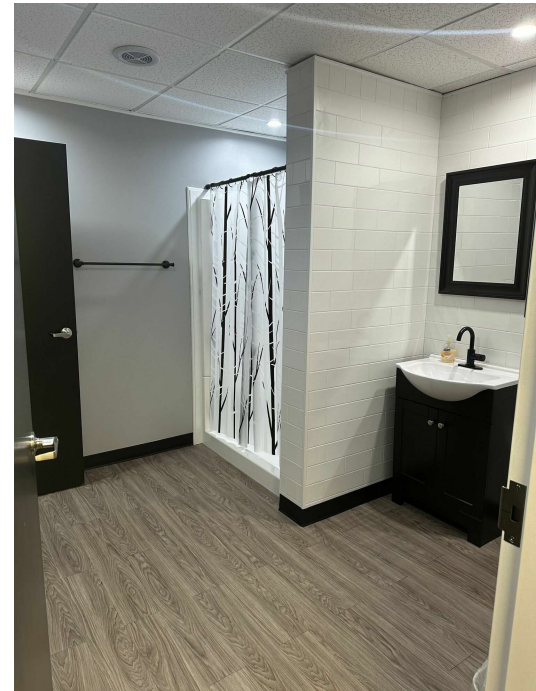
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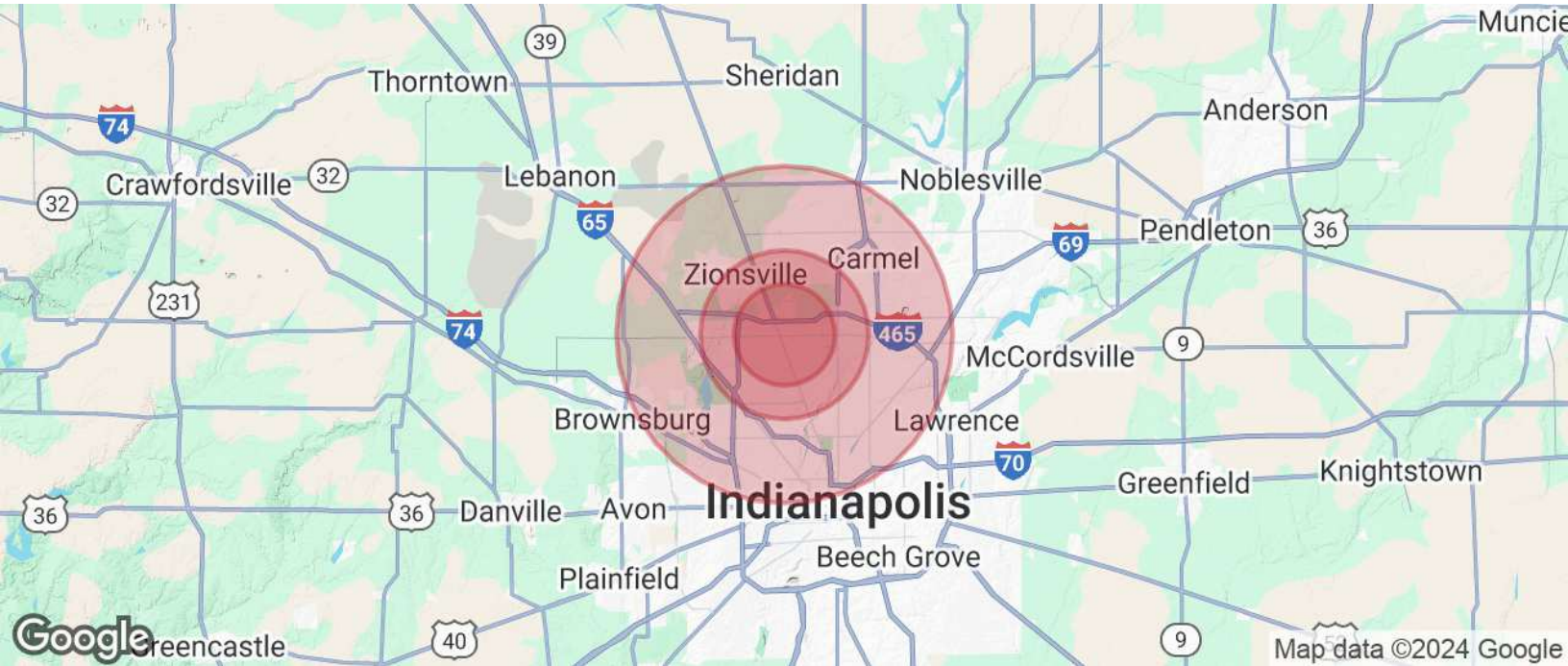
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,324	157,195	645,044
Average Age	40	40	38
Average Age (Male)	38	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,670	65,551	266,431
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$112,490	\$137,570	\$123,807
Average House Value	\$353,876	\$425,470	\$383,696

Demographics data derived from AlphaMap

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