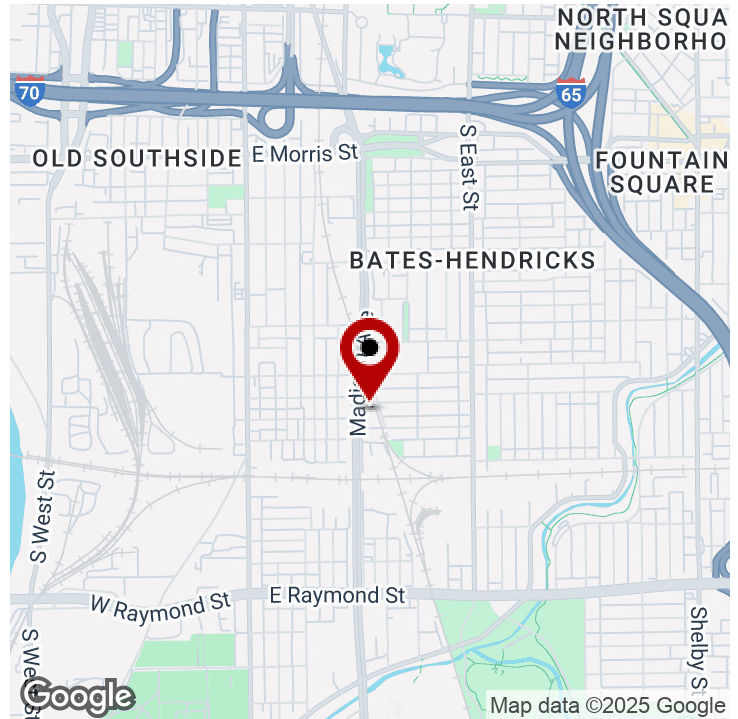


## HEAVY INDUSTRIAL LAND FOR LEASE

# 1915 & 1919 MADISON AVE

Indianapolis, IN 46225



### PROPERTY DESCRIPTION

Now leasing I-4 parking lot in Downtown Indianapolis. Nearly 5 acres, close to I-465. Heavy industrial zoning allows for vocational training, auto auctioneering, heavy equipment sales & service, and more. Access off of Caven Street

### OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month
Available Acres:	4.78 Acres
Semi-Annual Taxes:	\$5,575.00
Zoning:	I-4

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Households	17,672	40,889	102,071
Total Population	39,642	92,509	242,021
Average HH Income	\$81,968	\$79,458	\$73,628

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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It's Your Vision. Why Wait?



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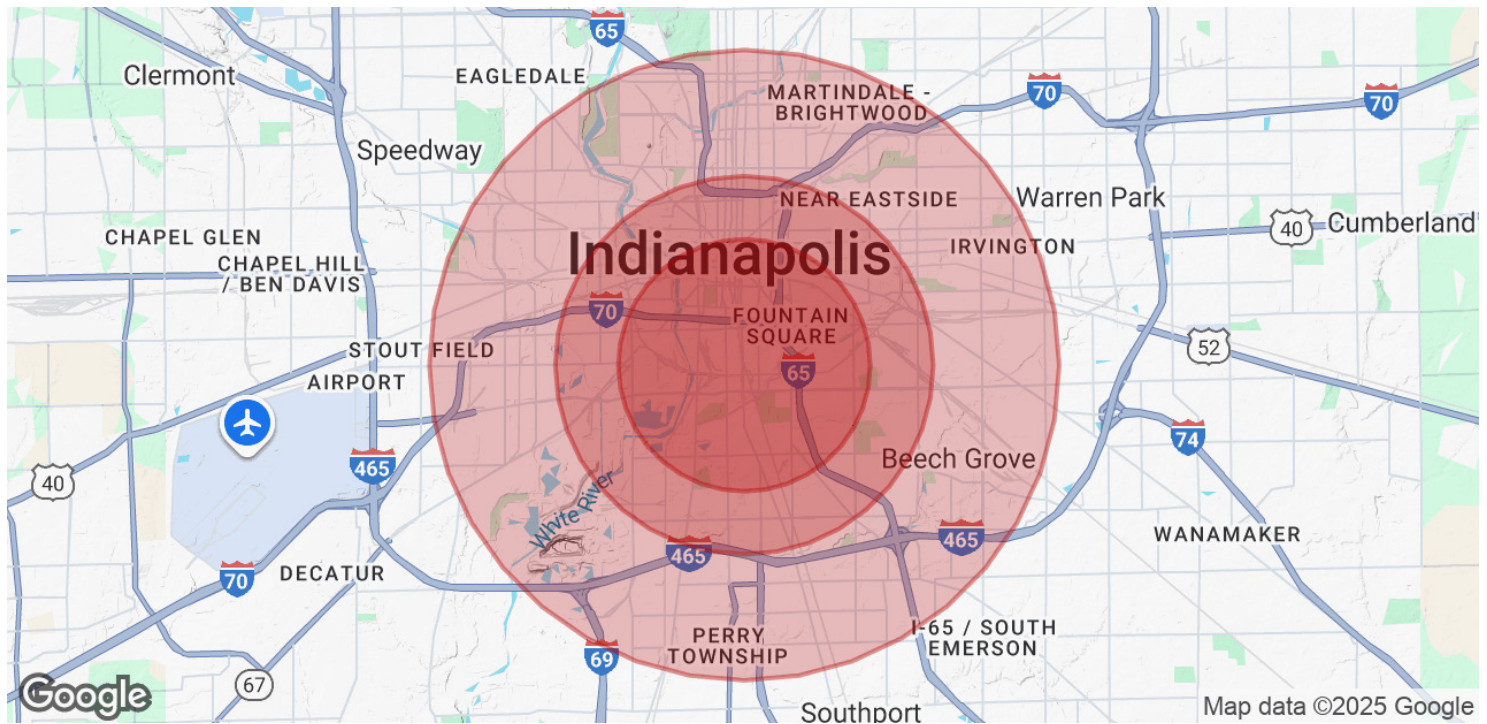


## HEAVY INDUSTRIAL LAND FOR LEASE



# 1915 & 1919 MADISON AVE

Indianapolis, IN 46225



POPULATION	2 MILES	3 MILES	5 MILES
Total Population	39,642	92,509	242,021
Average Age	37	36	37
Average Age (Male)	37	36	36
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	17,672	40,889	102,071
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,968	\$79,458	\$73,628
Average House Value	\$277,592	\$301,228	\$241,265

Demographics data derived from AlphaMap

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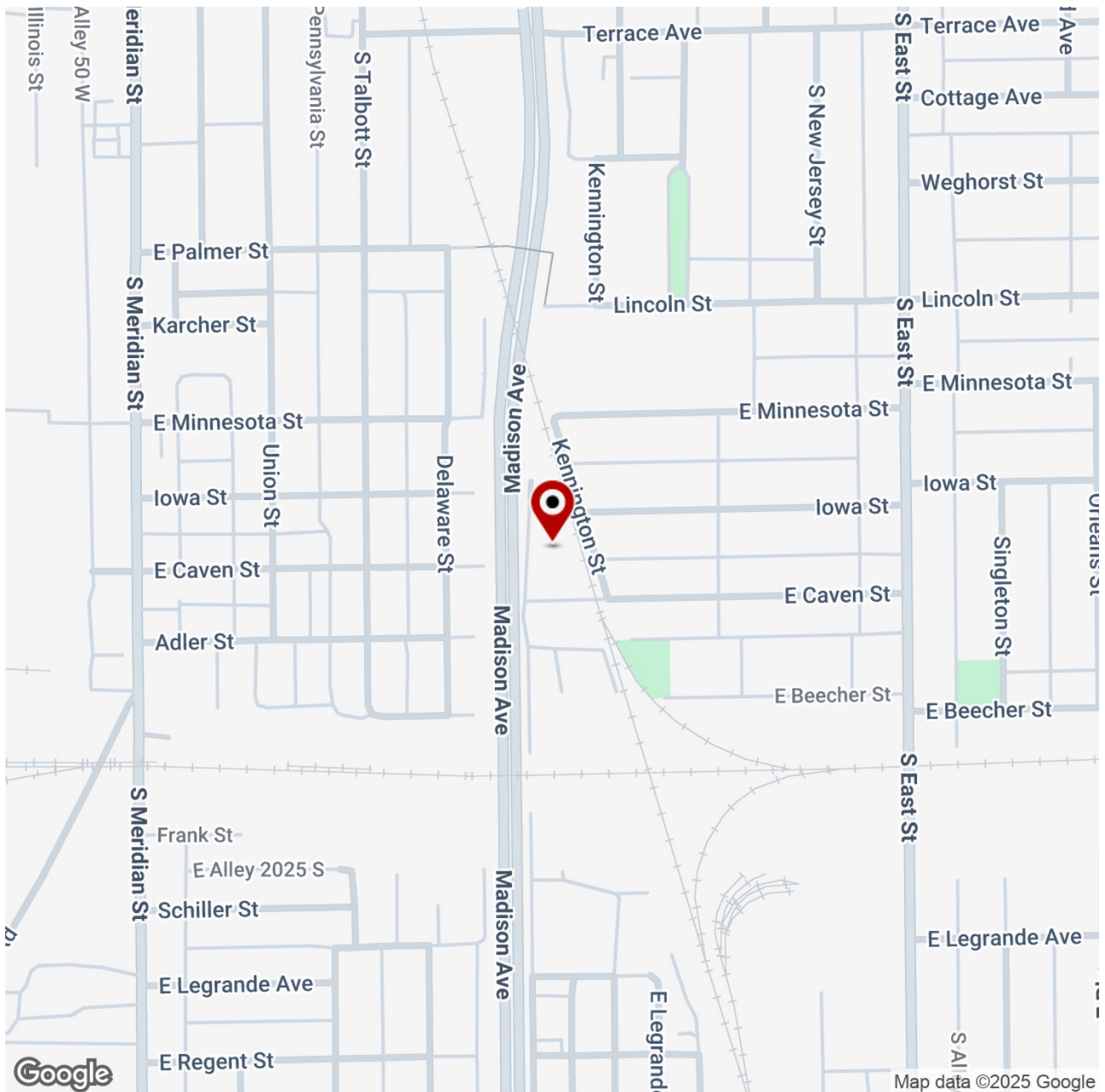


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