

PROPERTY WEBSITE



AVAILABLE AC

12.13 AC

SALE PRICE

NEGOTIABLE

PROPERTY HIGHLIGHTS

- Several parcels, which can be subdivided
- Approx. 12 AC total
- Additional +/- 4 AC zoned (C-7) acceptable for Retail/Gas/Convenience
- Easy access to I-74

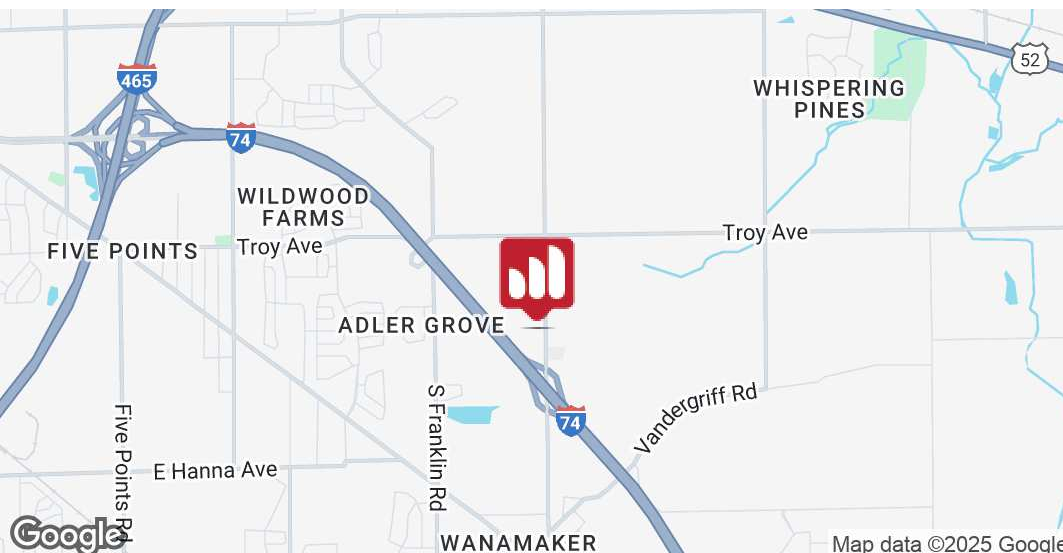
FOR SALE

3416-3520

S. POST RD.

Indianapolis, IN

46239



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OF LOTS: 4 | TOTAL LOT SIZE: +/- 12 ACRES | TOTAL LOT PRICE: NEGOTIABLE | BEST USE: COMMERCIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	3416 S. Post Rd.		Office	0.73 Acres	N/A	C-S
Available	2	3420B S. Post Rd.		Industrial	7.4 Acres	N/A	C-S
Available	3	3420A S. Post Rd.		Industrial	2 Acres	N/A	C-7
Available	4	3520 S. Post Rd.		Industrial	2 Acres	N/A	C-7

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PROPERTY DESCRIPTION

Land with multiple commercial buildings located with frontage on Interstate 74 on the near-southeast side of Indianapolis, IN. Approximately 12 acres total. Existing Office/Warehouse space in 5 total buildings on the property, with large concrete parking area suitable for cars & trucks.

LOCATION DESCRIPTION

Investors will appreciate the area's proximity to major transportation routes and the strong local economy. With its strategic location and access to a growing consumer base, the property presents a unique opportunity for investors looking to capitalize on Indianapolis's dynamic market.

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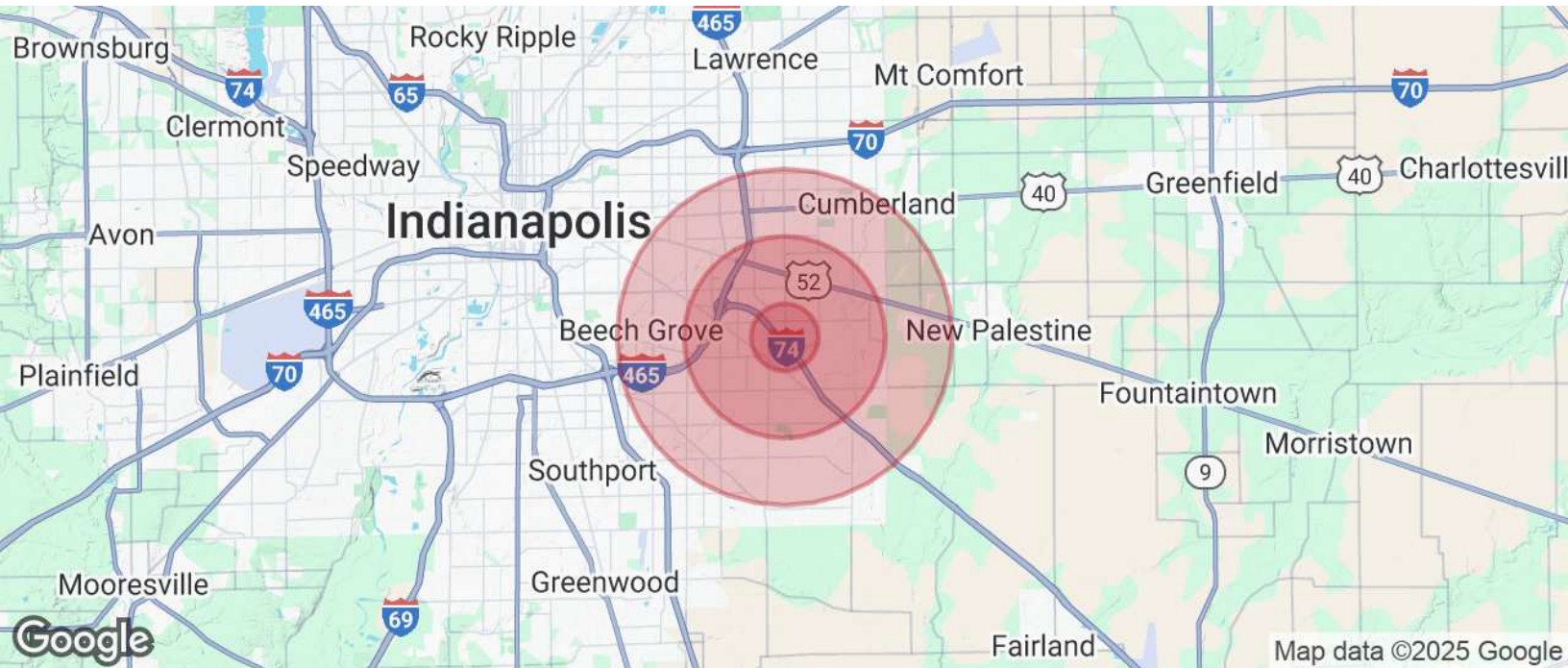
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,105	33,403	112,027
Average Age	31.8	33.2	36.8
Average Age (Male)	30.1	30.7	34.3
Average Age (Female)	33.9	34.4	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,492	11,666	43,284
# of Persons per HH	2.8	2.9	2.6
Average HH Income	\$76,737	\$79,394	\$74,357
Average House Value	\$162,228	\$171,276	\$171,652

2020 American Community Survey (ACS)

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