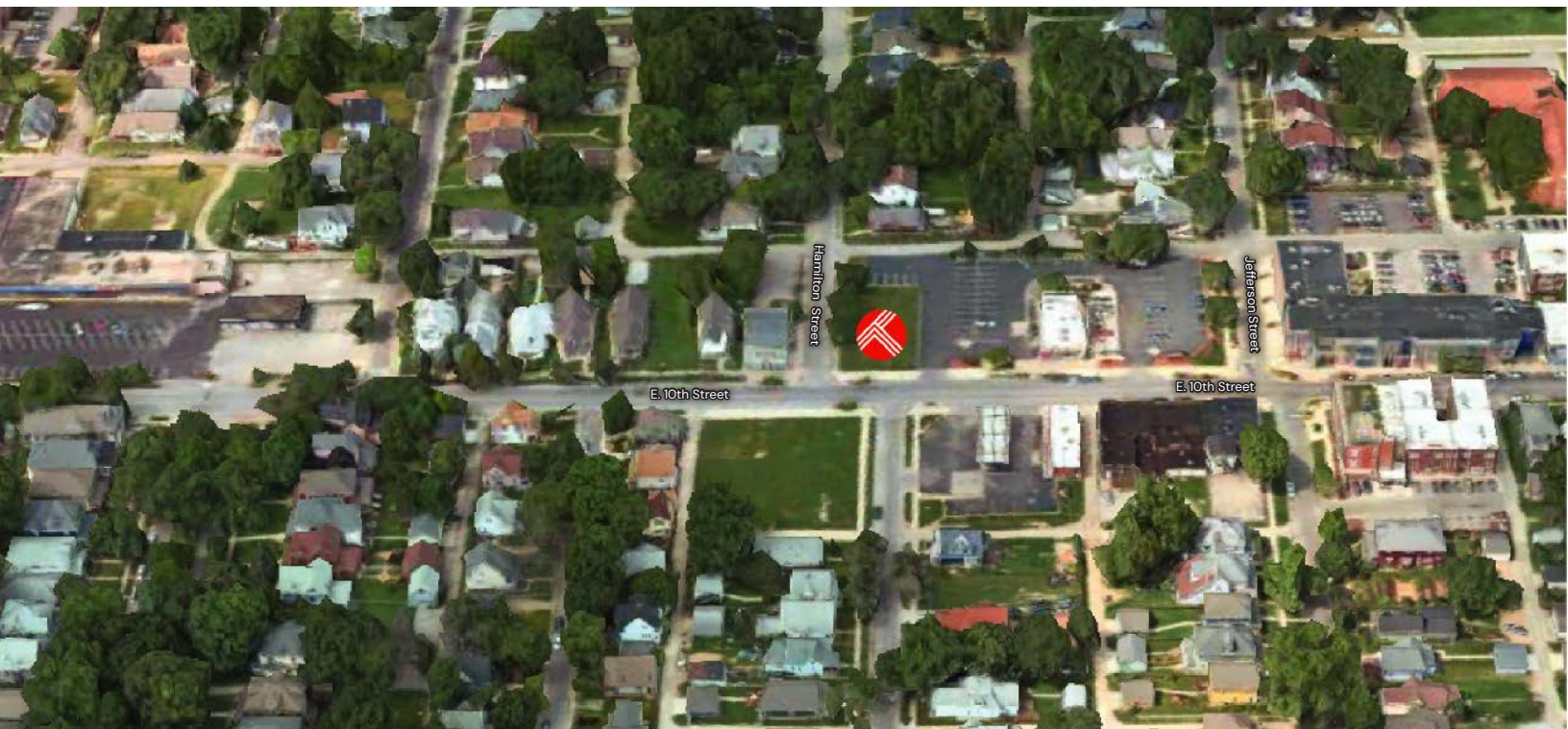




2102 E. 10th St. Indianapolis, IN 46201



PROPERTY DESCRIPTION

Up to 4500 sq ft or anything you may want, we can design to suit your needs.

This location is conveniently located just minutes from downtown Indianapolis and is surrounded by great restaurants, shops, and entertainment options. Don't miss out on the opportunity to make this property your own.

OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	0.26 Acres

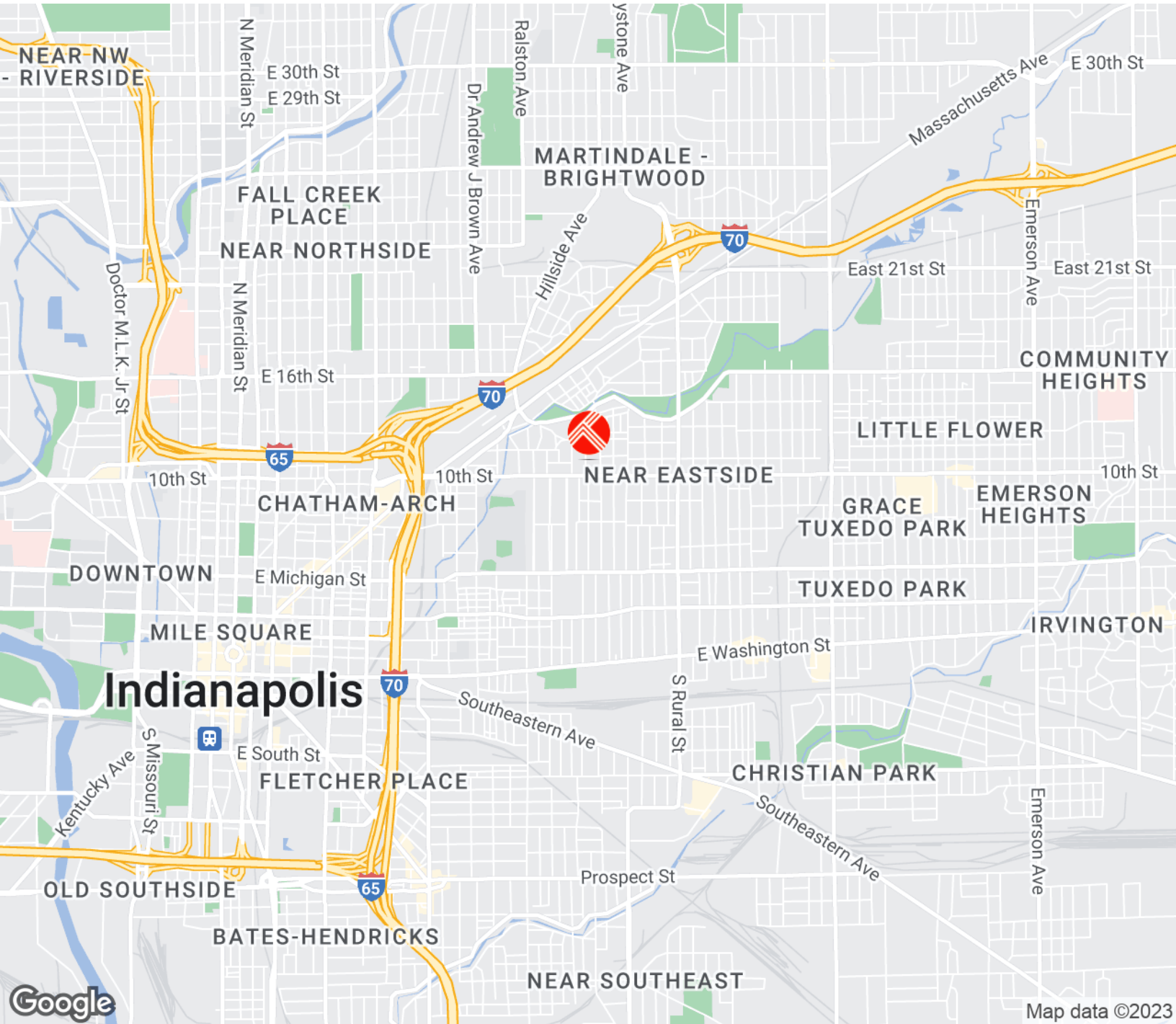
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,742	64,078	130,231
Total Population	14,681	117,883	257,674
Average HH Income	\$35,399	\$49,356	\$49,131





2102 E. 10th St.
Indianapolis, IN 46201

Area Map



Jeff Marchio • Sr. Vice President – Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com
Elaine Farhood • VP, Development • 317.446.9684 • elaine@tharpinvest.com

FOR LEASE OR BTS



2102 E. 10th St.
Indianapolis, IN 46201



BROKERAGE | MANAGEMENT | DEVELOPMENT

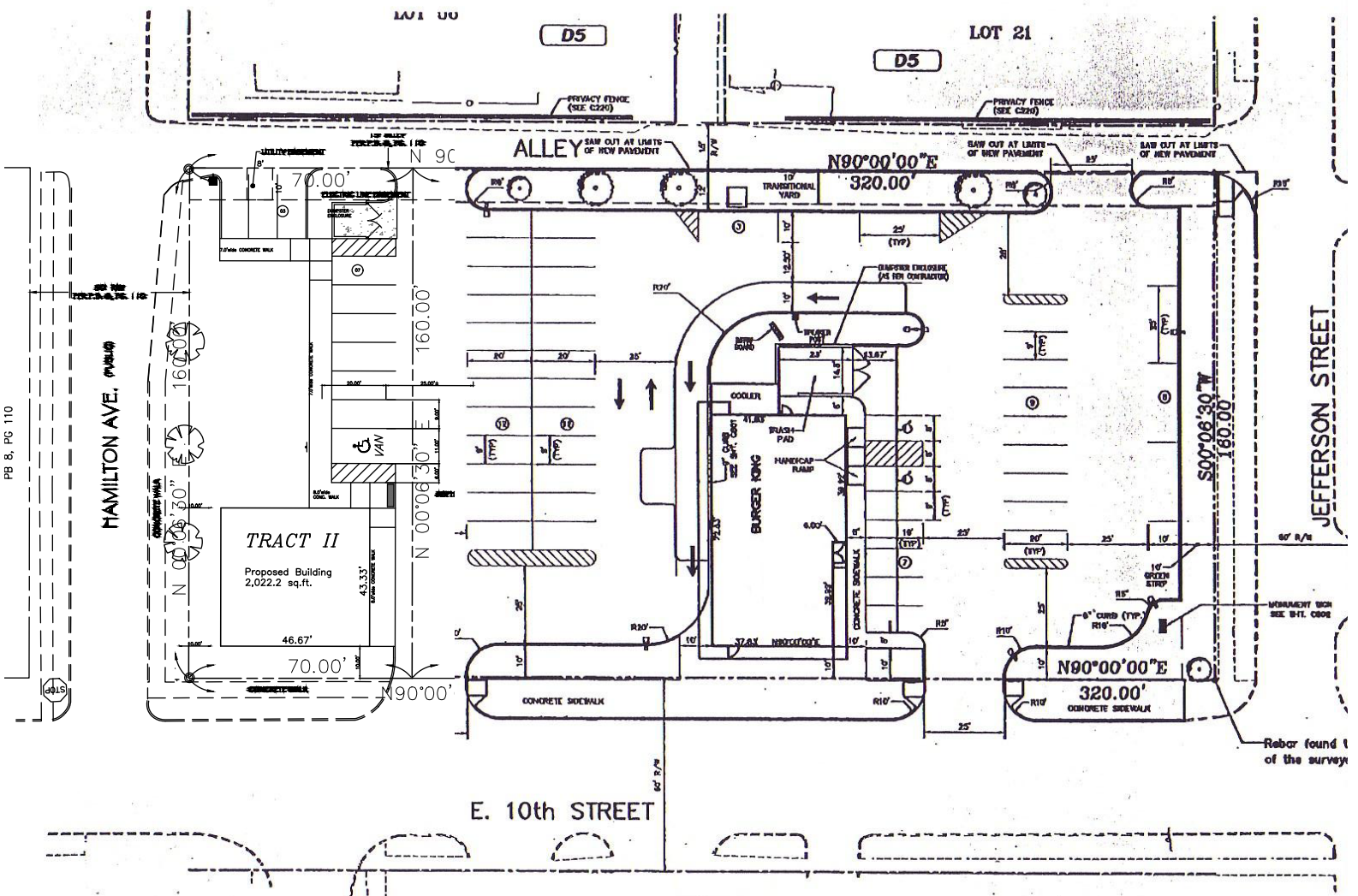
Tharp Realty Group • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com





2102 E. 10th St.
 Indianapolis, IN 46201

Potential Site Plan





2102 E. 10th St.
Indianapolis, IN 46201

Area Retailers





2102 E. 10th St.
 Indianapolis, IN 46201

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,280	124,330	268,636
Average Age	35	37	37
Average Age (Male)	35	36	37
Average Age (Female)	35	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,237	56,854	115,015
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$66,224	\$76,393	\$74,855
Average House Value	\$260,926	\$298,309	\$259,601

Demographics data derived from AlphaMap

