



3753-3765 N. Post Rd.
Indianapolis, IN 46226
For Sale



PROPERTY DESCRIPTION

- Excellent Visibility from 38th Street
- Road Expansion of Intersection & 38th Street Complete
- Easy Ingress & Egress from Two Sides
- High Traffic Area
- Mix of Retail Stores & Restaurants
- Ample Parking

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$950,000 |
| Lot Size: | 0.34 Acres |
| Building Size: | 8,481 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 6,764 | 40,610 | 84,246 |
| Total Population | 15,448 | 91,651 | 188,231 |
| Average HH Income | \$28,975 | \$43,592 | \$57,023 |

BROKERAGE | MANAGEMENT | DEVELOPMENT

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

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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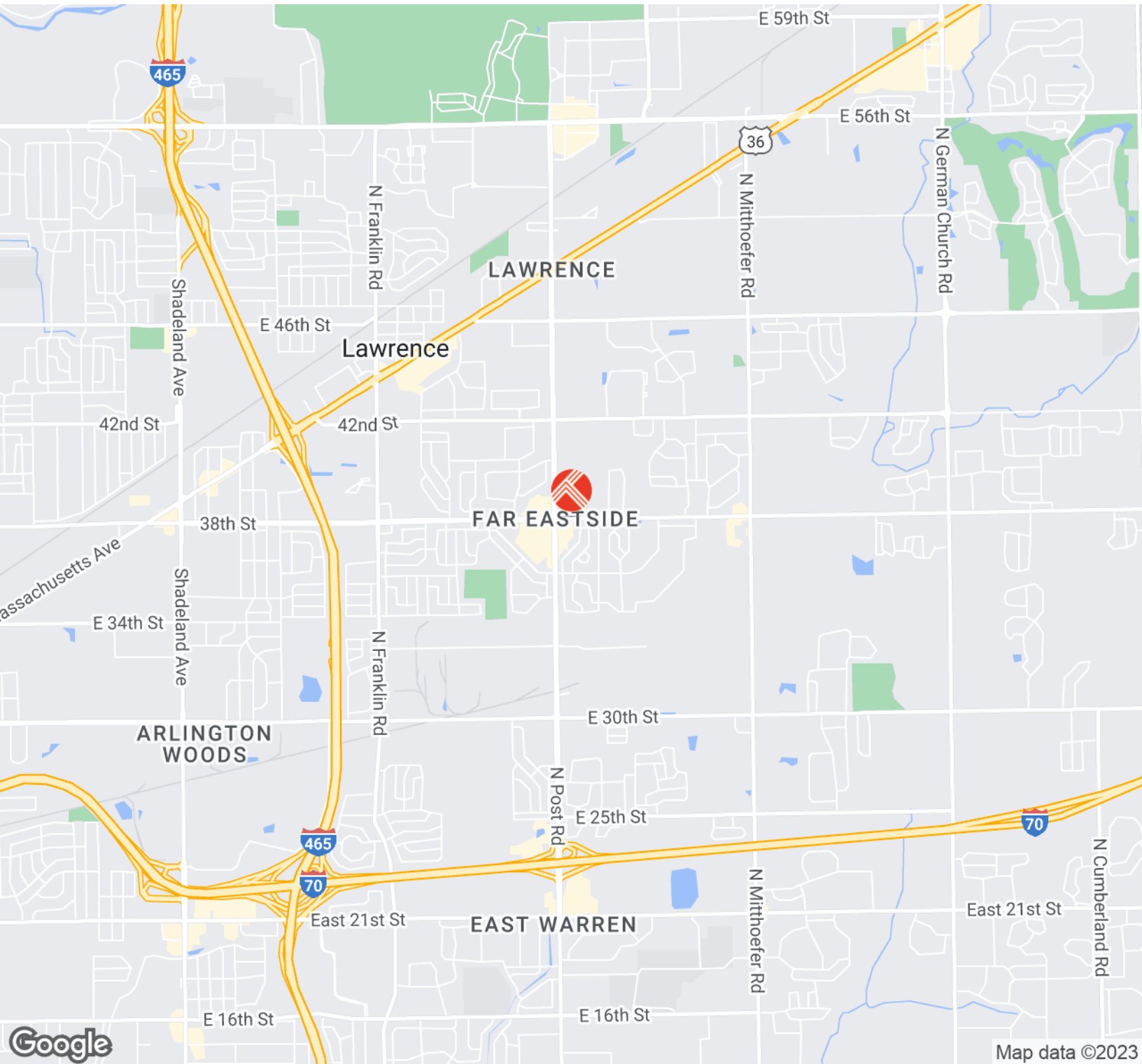
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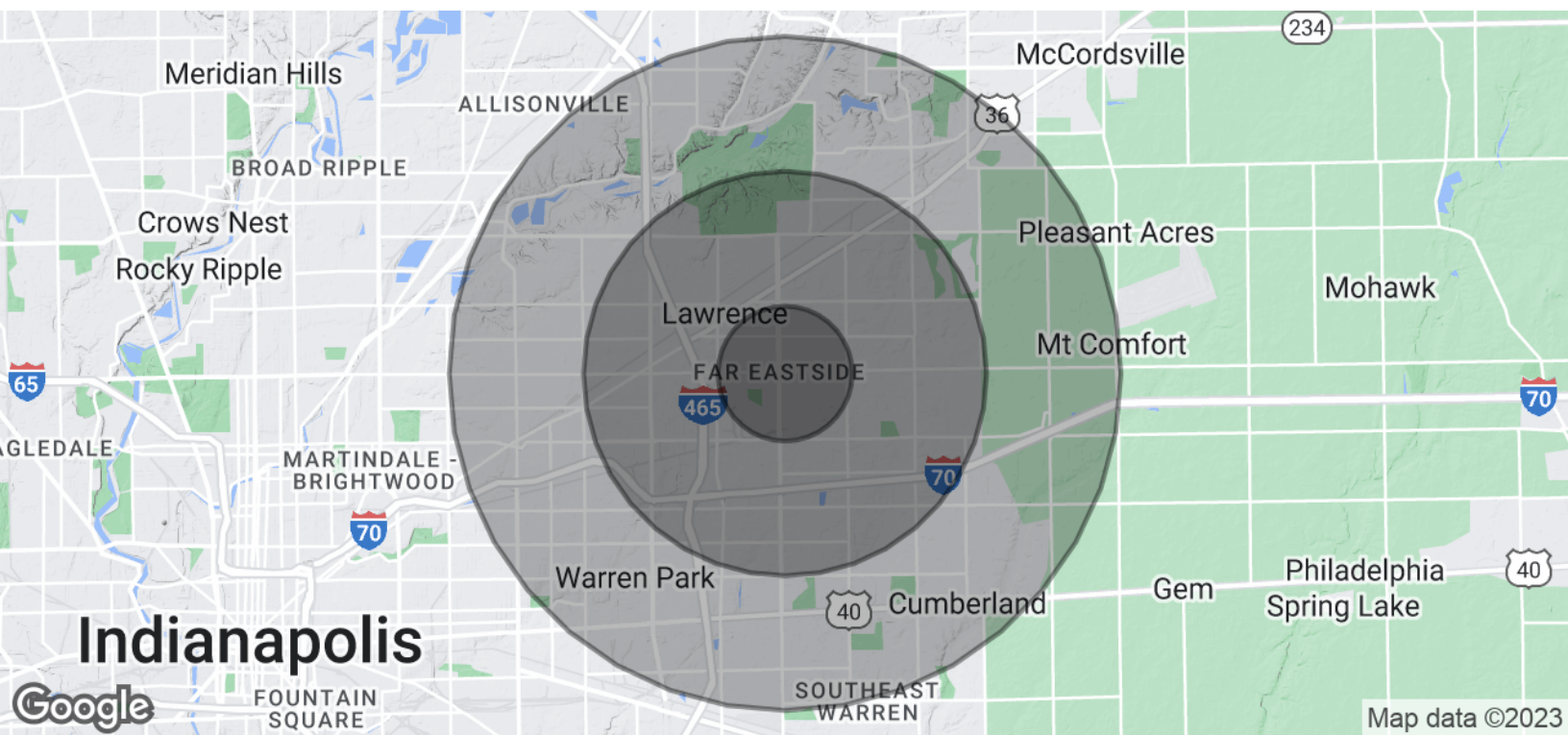
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 15,448 | 91,651 | 188,231 |
| Average Age | 24.5 | 32.6 | 36.3 |
| Average Age (Male) | 21.0 | 31.1 | 34.4 |
| Average Age (Female) | 27.6 | 35.1 | 38.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 6,764 | 40,610 | 84,246 |
| # of Persons per HH | 2.3 | 2.3 | 2.2 |
| Average HH Income | \$28,975 | \$43,592 | \$57,023 |
| Average House Value | \$63,868 | \$91,976 | \$128,891 |

* Demographic data derived from 2020 ACS - US Census

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