



6340 Gateway Dr.

Indianapolis, IN 46254
For Sale or For Lease



PROPERTY DESCRIPTION

Available 12/01/2024

Located in Indianapolis, our property provides an ideal setting for both office and medical professionals. Its strategic location ensures easy access to key amenities in Pike Township, such as dining, lodging, and shopping options. Additionally, its proximity to Highway 465 streamlines customer access, making it a convenient choice for businesses seeking optimal visibility and accessibility

OFFERING SUMMARY

Lease Rate:	Contact Broker
Sale Price:	\$2,200,000
Number of Units:	1
Available SF:	21,298 SF
Building Size:	21,298 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,491	39,592	81,593
Total Population	19,343	97,382	206,383
Average HH Income	\$63,679	\$77,650	\$82,740

BROKERAGE | MANAGEMENT | DEVELOPMENT

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

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

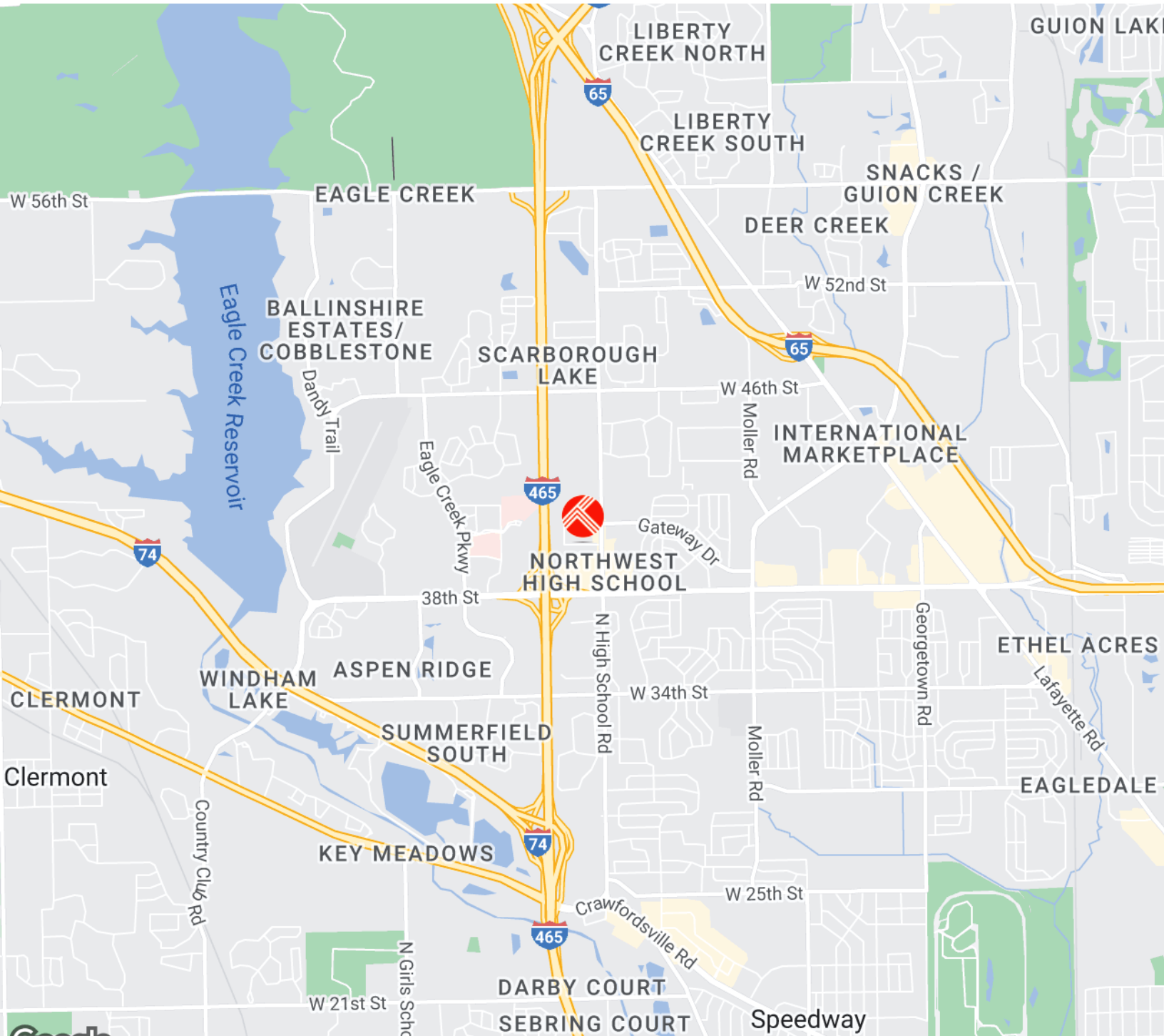
Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



6340 Gateway Dr.

Indianapolis, IN 46254
For Sale or For Lease

Regional Map



BROKERAGE | MANAGEMENT | DEVELOPMENT

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

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



6340 Gateway Dr.

Indianapolis, IN 46254
For Sale or For Lease



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



6340 Gateway Dr.

Indianapolis, IN 46254
For Sale or For Lease

Facing East



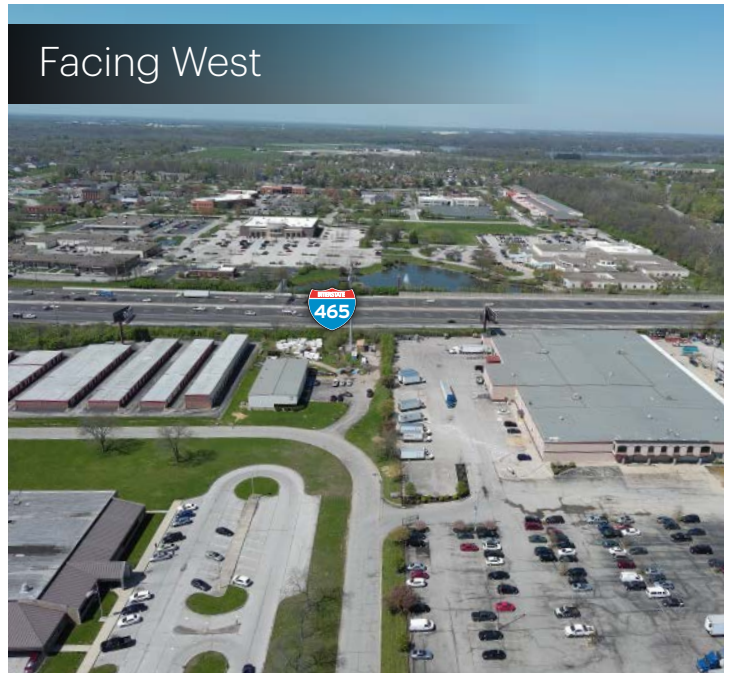
Facing North



Facing South



Facing West



BROKERAGE | MANAGEMENT | DEVELOPMENT

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

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

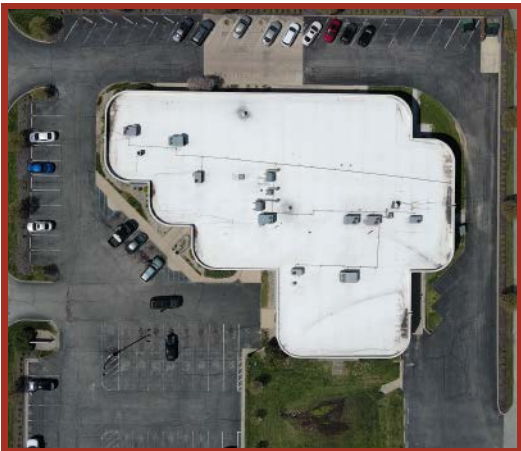
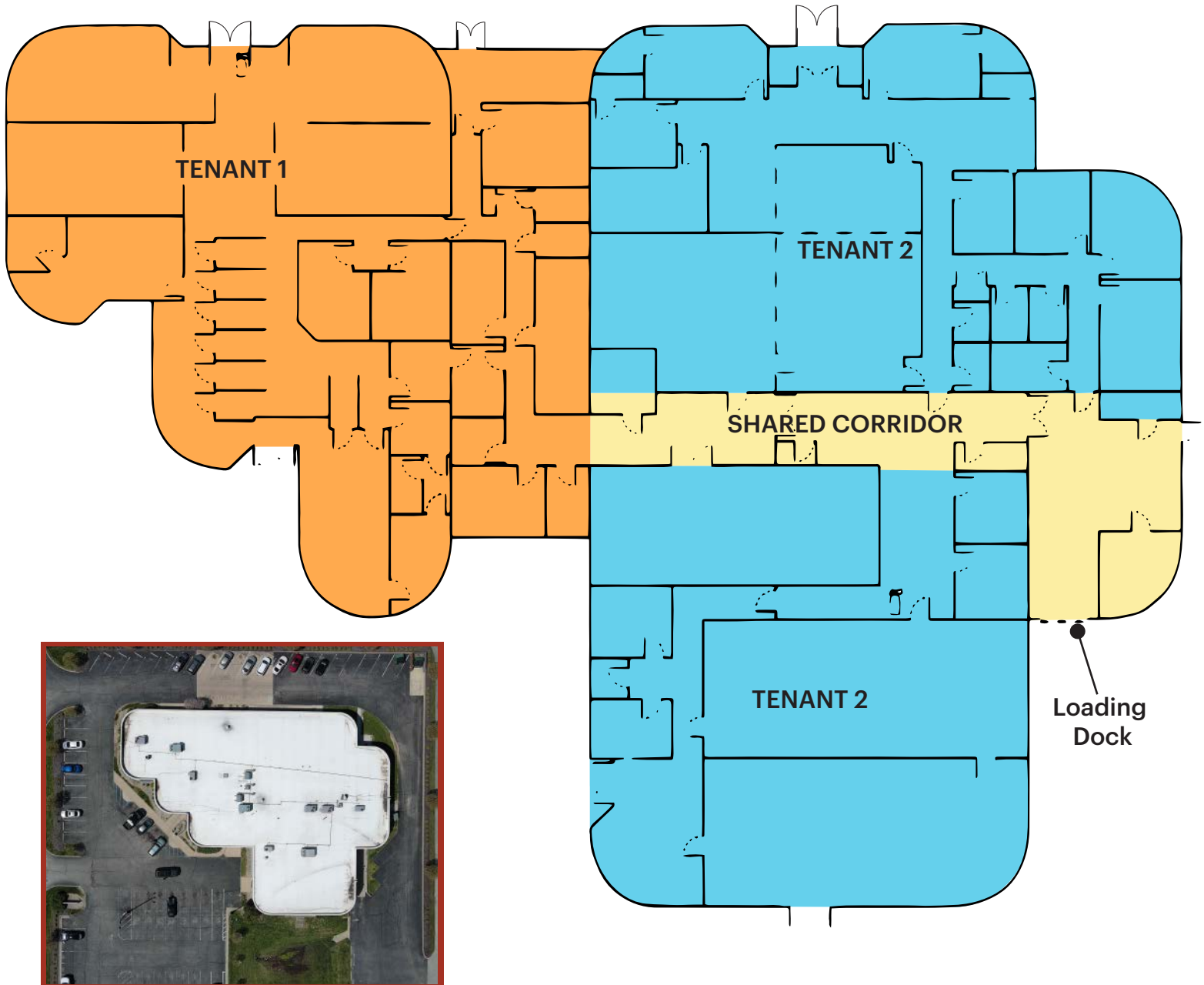
Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



6340 Gateway Dr.

Indianapolis, IN 46254
For Sale or For Lease

Floorplan



BROKERAGE | MANAGEMENT | DEVELOPMENT

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

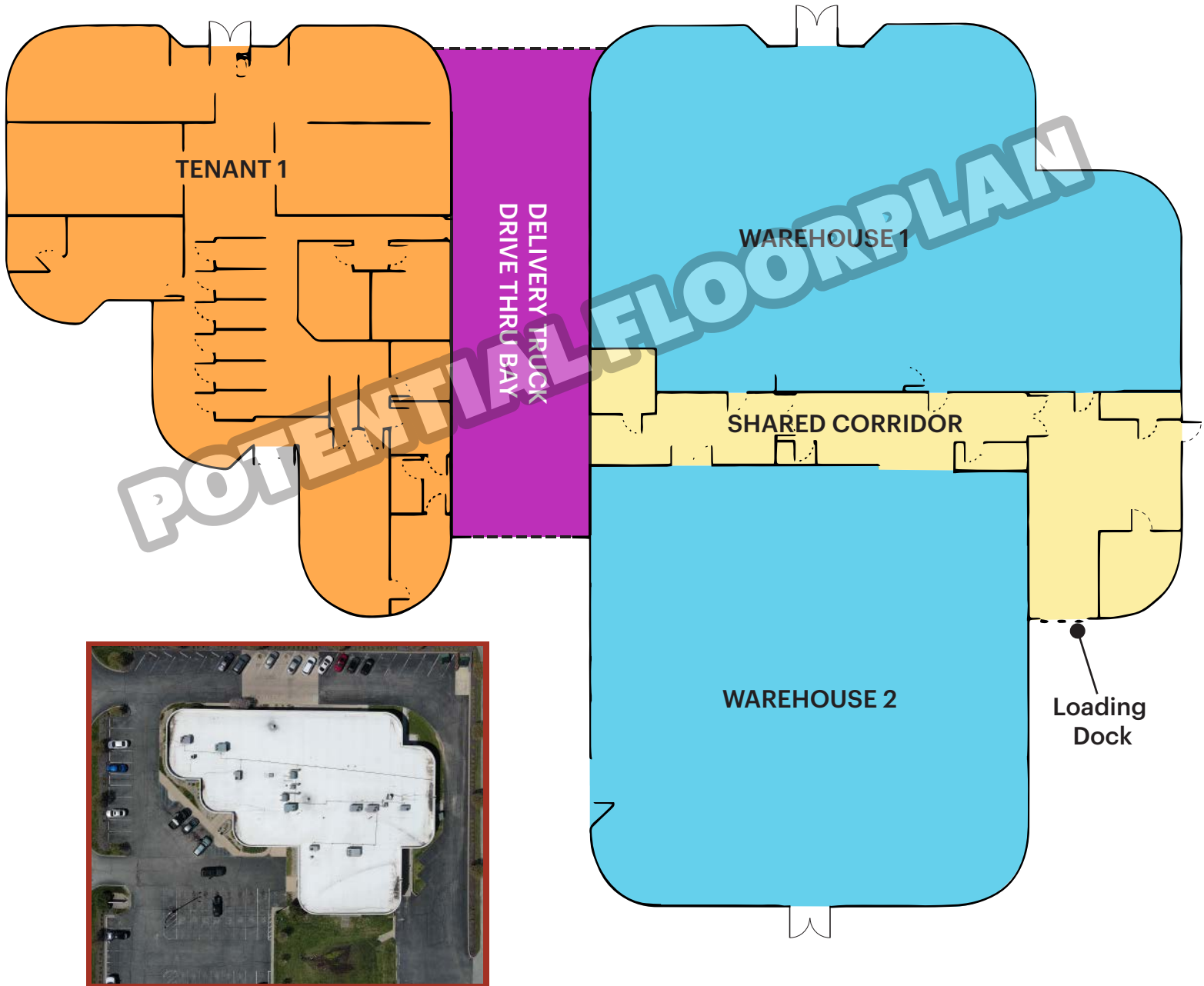
Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



6340 Gateway Dr.
Indianapolis, IN 46254
For Sale or For Lease

Potential Floorplan



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



6340 Gateway Dr.
Indianapolis, IN 46254
For Sale or For Lease

Surrounding Businesses



BROKERAGE | MANAGEMENT | DEVELOPMENT

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

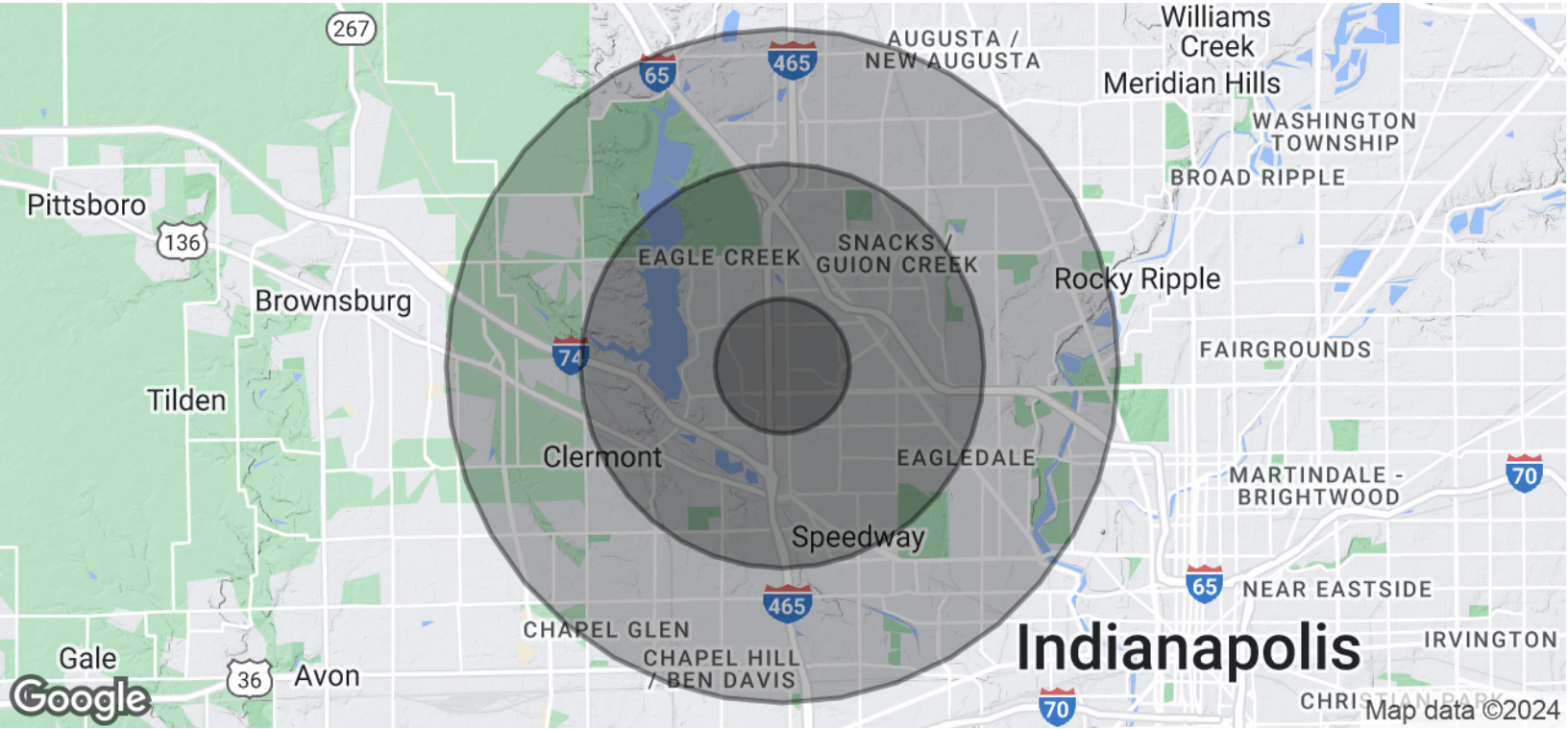
Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com



6340 Gateway Dr.
 Indianapolis, IN 46254
 For Sale or For Lease

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,440	97,855	204,338
Average Age	34	36	37
Average Age (Male)	33	35	36
Average Age (Female)	35	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,026	39,694	80,473
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,439	\$76,469	\$81,814
Average House Value	\$181,217	\$202,553	\$219,004

Demographics data derived from AlphaMap

BROKERAGE | MANAGEMENT | DEVELOPMENT

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

Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • Vice President, Brokerage • 317.418.2464 • ckennard@tharprealty.com