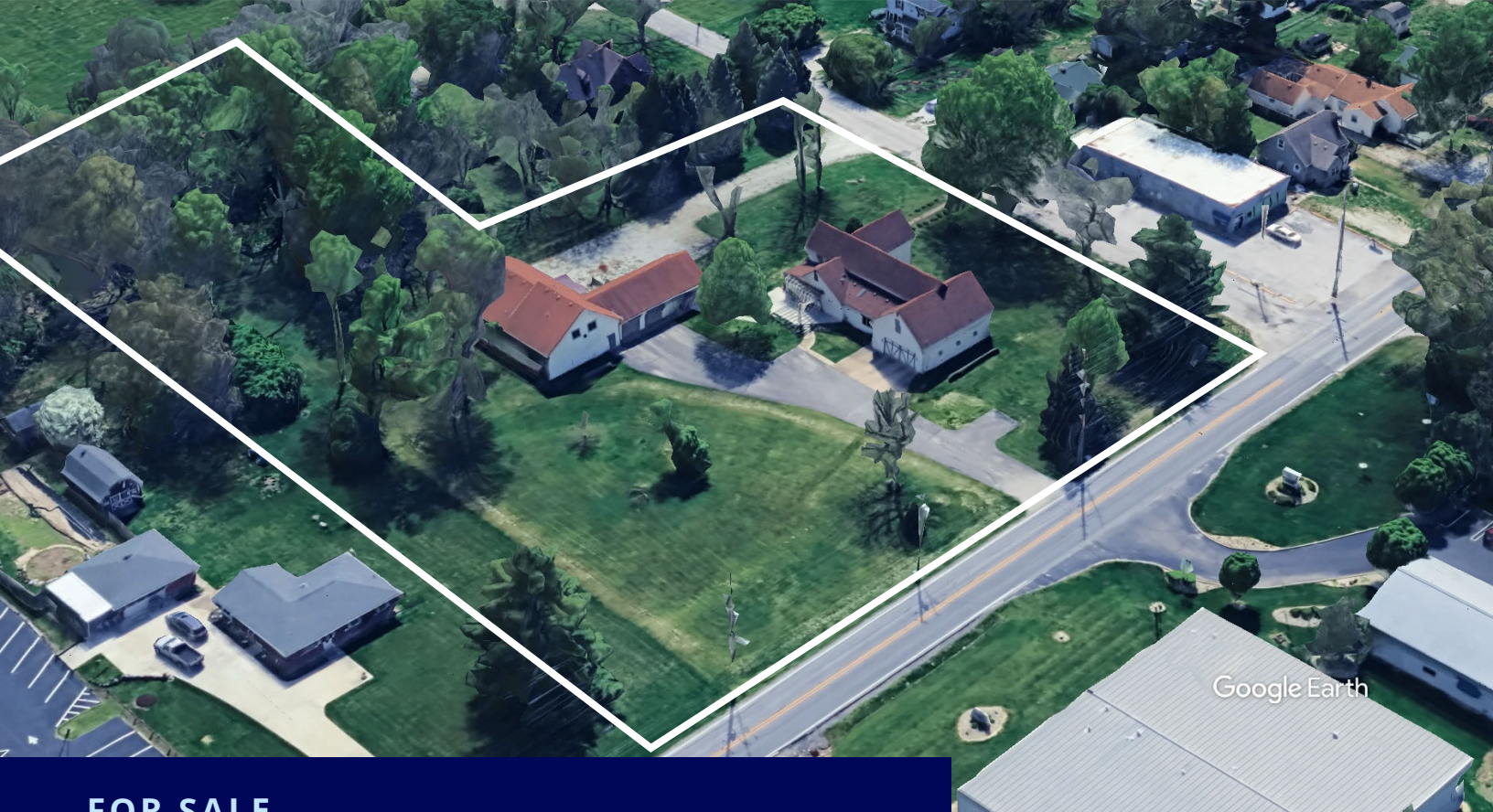




FOR SALE

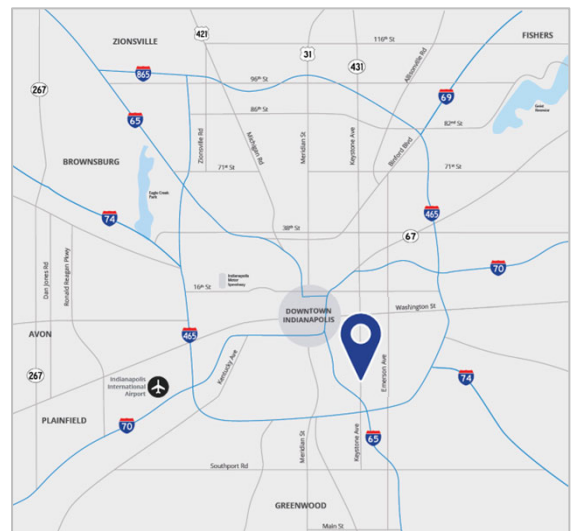
3003 S Rural Street

Indianapolis, IN

Versatile Commercial Property with Residential Potential Near I-65

Property Highlights

- 2 Buildings:
 - ± 3,384 SF commercial shop, air-conditioned
 - ± 3,000 SF office/residence
- ± 2.29 acres of property
- All city utilities
- Expansion potential
- 2 access entrance
- Commercially zoned C3
- Outside yard storage for added flexibility
- Roof replaced in 2017

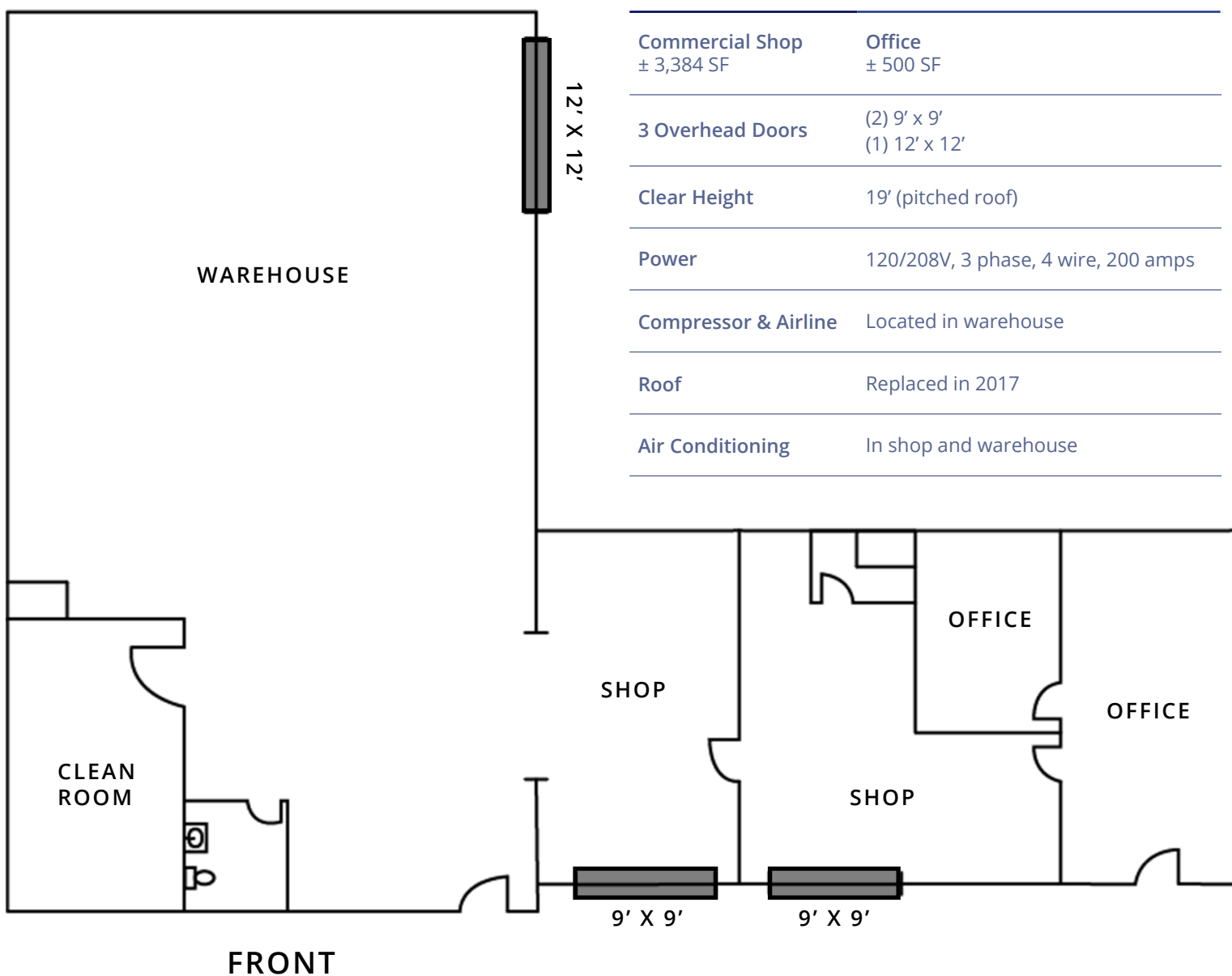


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COMMERCIAL SHOP

Commercial Shop ± 3,384 SF	Office ± 500 SF
3 Overhead Doors	(2) 9' x 9' (1) 12' x 12'
Clear Height	19' (pitched roof)
Power	120/208V, 3 phase, 4 wire, 200 amps
Compressor & Airline	Located in warehouse
Roof	Replaced in 2017
Air Conditioning	In shop and warehouse



OFFICE/RESIDENCE

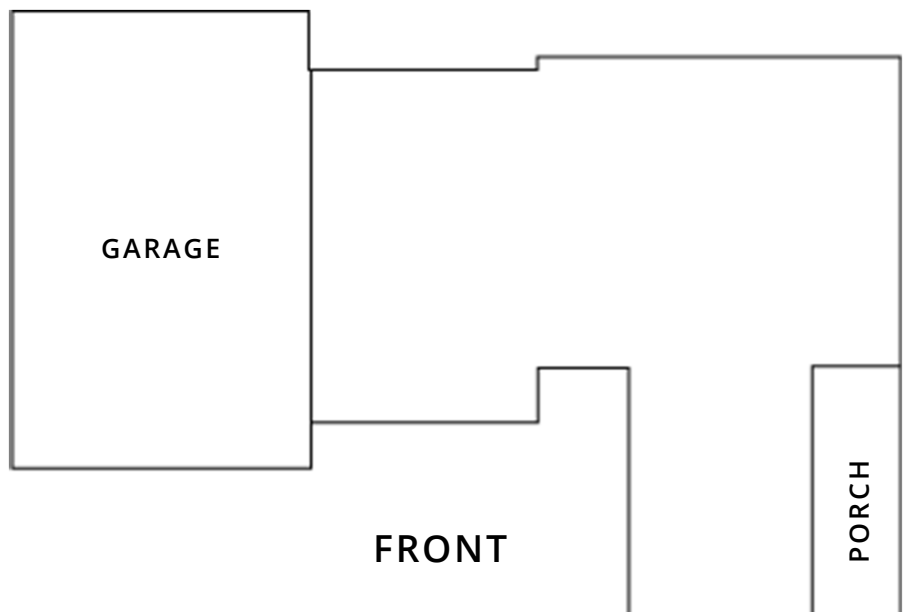
± 3,000 SF

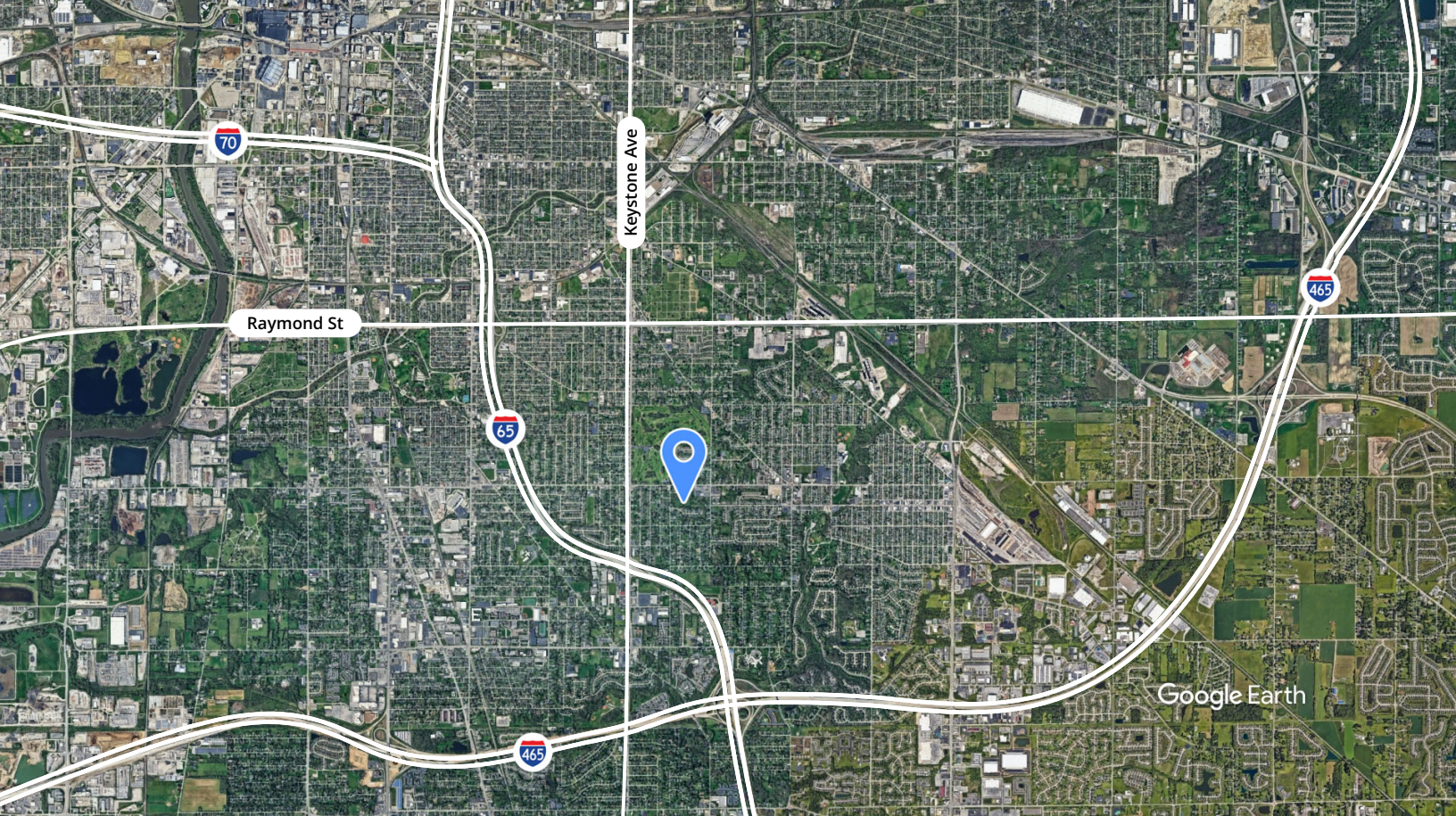
3 Bedrooms | 2.5 Baths

Addition and renovation (2006),
including ±800 SF high-bay garage

All exterior concrete walks, patio,
and pads are heated

New roof (2015)





SITE & BUILDING SPECS

Total Building Area	Commercial Shop: $\pm$ 3,384 SF Office/Residence: $\pm$ 3,000 SF
Site Area	$\pm$ 2.29 acres
Clear Height	19' pitched roof
Drive-in Doors	3 overhead doors
Zoning	Commercially zoned C3
Shop Office Space	$\pm$ 500 SF

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2026	12,407	78,283	144,153
Population Projected 2031	12,333	78,332	144,824
Average HH Income	\$72,770	\$81,891	\$99,750
Total Households 2026	4,809	32,537	62,089
Households Project 2031	4,827	32,844	63,089

INTERSTATE ACCESS

- I-65 – 1 mile
- I-465 – 2 miles
- I-70 W – 4 miles
- I-70 E – 6 miles
- I-74 – 6.5 miles