

INDUSTRIAL PROPERTY FOR SALE

# 3019 Roosevelt Ave

Indianapolis, IN 46218

**COOMBES**  
REAL ESTATE



## PROPERTY DESCRIPTION

Excellent proximity to downtown Indianapolis and adjacent to popular Mass Ave district. Two blocks from I-70 onramp and almost immediately next to the I-65/I-70 split for easy transportation, delivery, and access. Visibility from I-70 provides signage opportunity.

## PROPERTY HIGHLIGHTS

- Four truck-height dock doors and one drive-in door.
- Adaptive reuse potential
- Within Qualified Opportunity Zone
- Solid construction with architectural character.
- Recent capital improvements.

## OFFERING SUMMARY

Sale Price:	Inquire for Price
Lot Size:	112,856 SF
Building Size:	98,923 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	166	665	4,032
Total Population	518	2,029	10,107
Average HH Income	\$38,800	\$39,821	\$49,543

**Robert Coombes**

(765)-760-3189

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612 N Park Avenue, Indianapolis, IN 46204

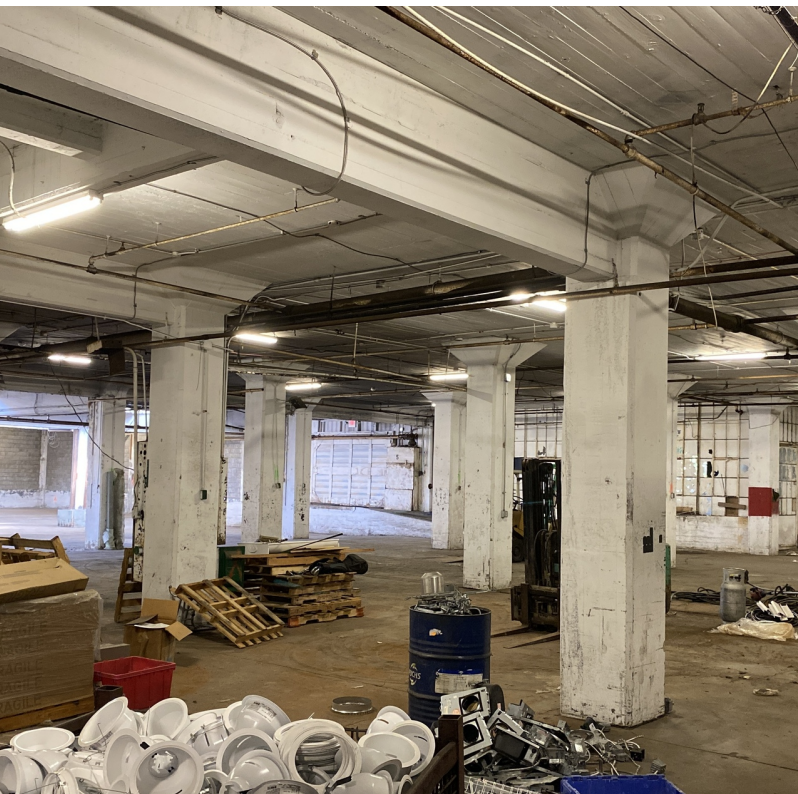
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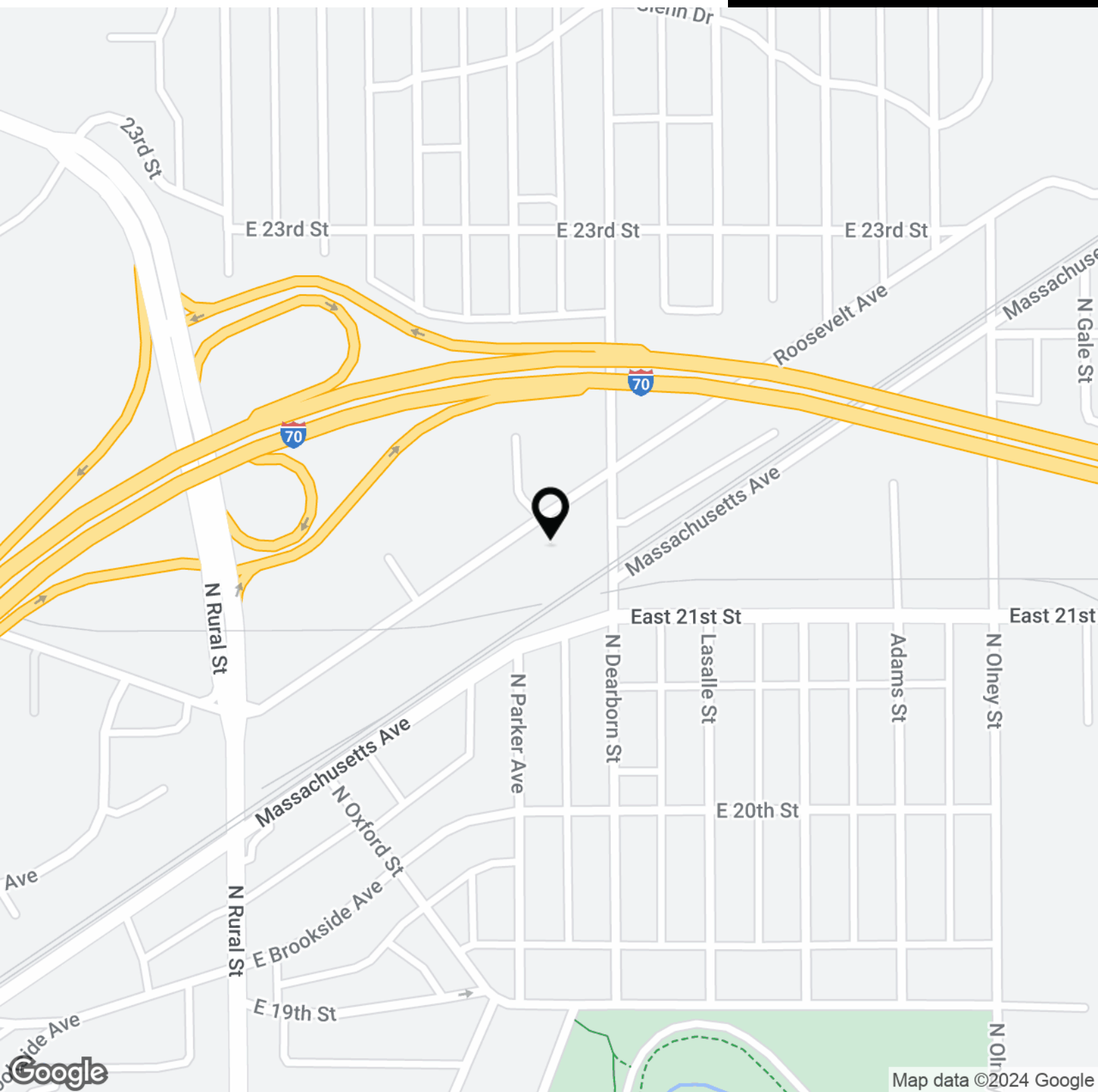
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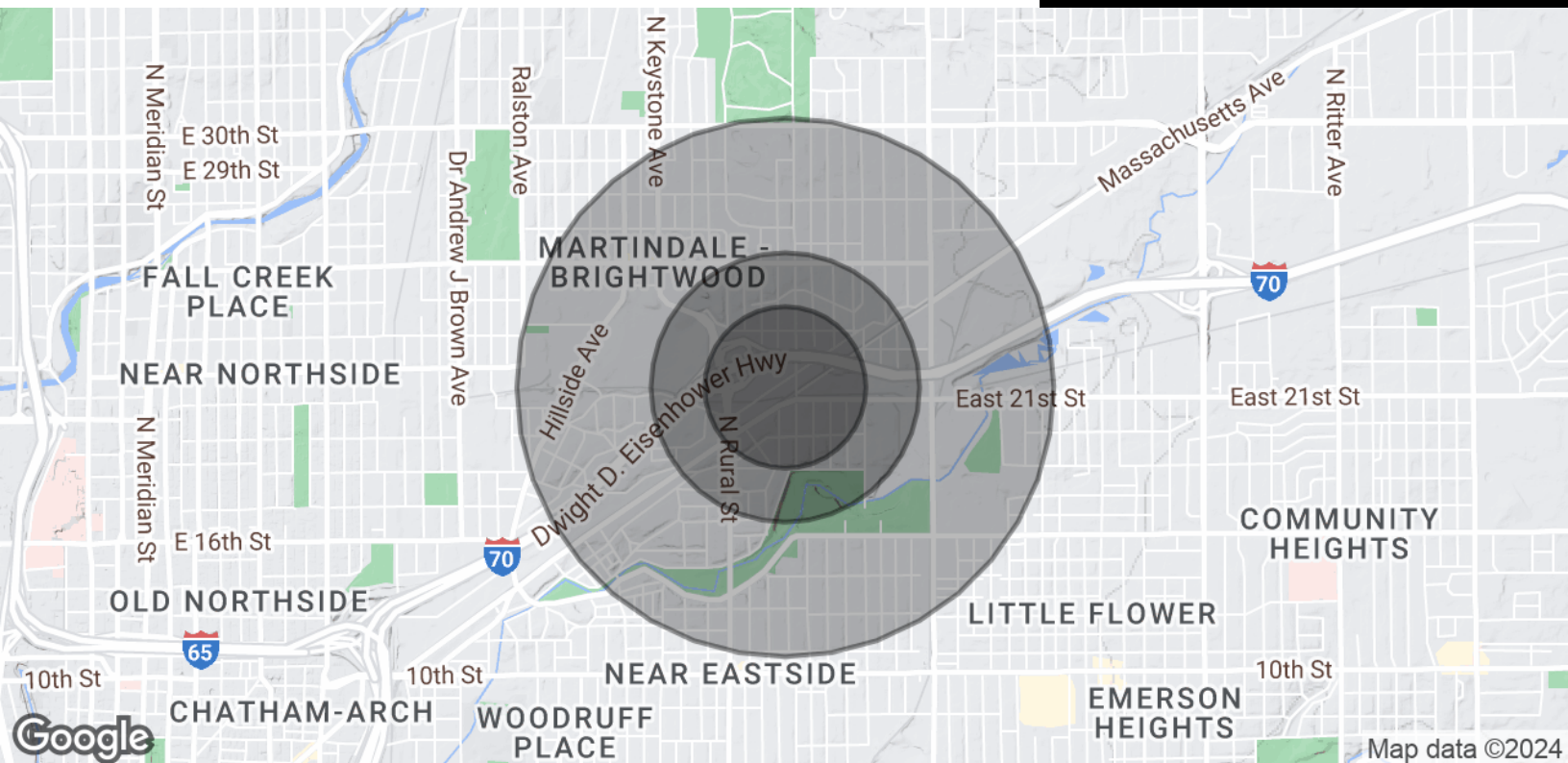
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	518	2,029	10,107
Average Age	36	36	37
Average Age (Male)	37	36	36
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	166	665	4,032
# of Persons per HH	3.1	3.1	2.5
Average HH Income	\$38,800	\$39,821	\$49,543
Average House Value	\$172,952	\$210,584	\$181,077

Demographics data derived from AlphaMap

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