



FOR SALE

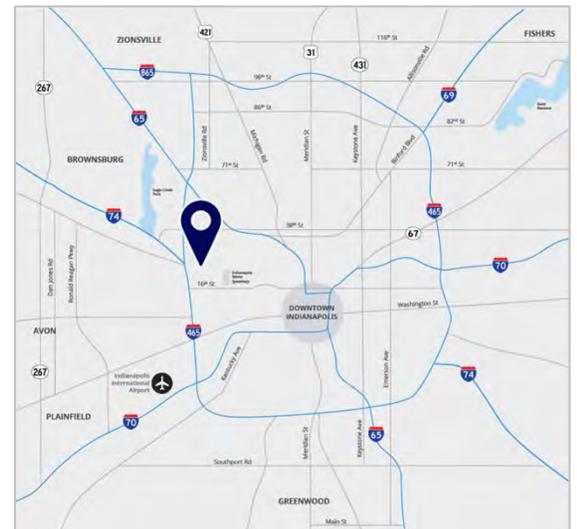
6118 Crawfordsville Rd

Indianapolis, IN

Highly visibly & rare opportunity along Crawfordsville Road

Property Highlights

- ±15,000 SF building situation on ±2.32 acres
- Zoned SU-1
- Unique, free-standing religious facility, perfect for religious education or redevelopment
- Ample parking on site (± 93 spaces)
- Located on heavily-trafficked Crawfordsville Road, adjacent to Speedway Super Center and with access to I-74 & I-465
- Proximity to numerous retail, dining, and entertainment amenities including Main Street's redevelopment
- Asking Price: \$1,300,000



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Speedway, Indiana



74

High School Rd

Schoolwood Dr

N Lynhurst Dr

Crawfordsville Rd

W 21st St

465

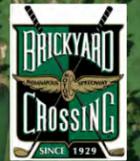
Cunningham Rd

W 16th St

W 10th St

Property

Speedway High School





AREA OVERVIEW

Speedway the racing capital of the world with small town charm.

Ranked **#5** – Most diverse suburbs in Indiana

Data: Niche.com

Ranked **#9** – Best public schools in Indiana

Data: Niche.com

Walk Score of **72** – Very walkable

Traffic Count of **36,298** vehicles (AADT)

Only **10** miles from the Indianapolis Airport

Only **6.5** miles from Downtown Indianapolis

Population

1 mi	13,904
3 mi	108,079
5 mi	222,132

Daytime Population

1 mi	11,137
3 mi	90,776
5 mi	210,666

of Households

1 mi	5,907
3 mi	44,092
5 mi	88,113

Avg Household Income

5 mi	\$58,216
10 mi	\$72,744
15 mi	\$79,719