



3155 English Ave., Suite B

Indianapolis, IN 46201



PROPERTY DESCRIPTION

Adjacent to new Justice Center facility.
Easy ingress and egress from two sides

PROPERTY HIGHLIGHTS

- Perfect opportunity for a cellular store, tax office or professional services
- 900SF
- Previous office layout for law office or easily converted for other uses
- Ample Parking
- Ingress and Egress from Two Sides
- Located Triangle Area- Southeastern/English/ Pleasant Run Pkwy
- Excellent Visibility
- High Traffic Area - Visible from 3 Roads
- Area has a Number of Retail and Commercial Businesses

OFFERING SUMMARY

Lease Rate:	\$2,250.00 per month (NNN)
Available SF:	900 SF
Lot Size:	2.53 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,741	59,087	121,183
Total Population	11,133	115,002	241,484
Average HH Income	\$30,936	\$49,953	\$47,235

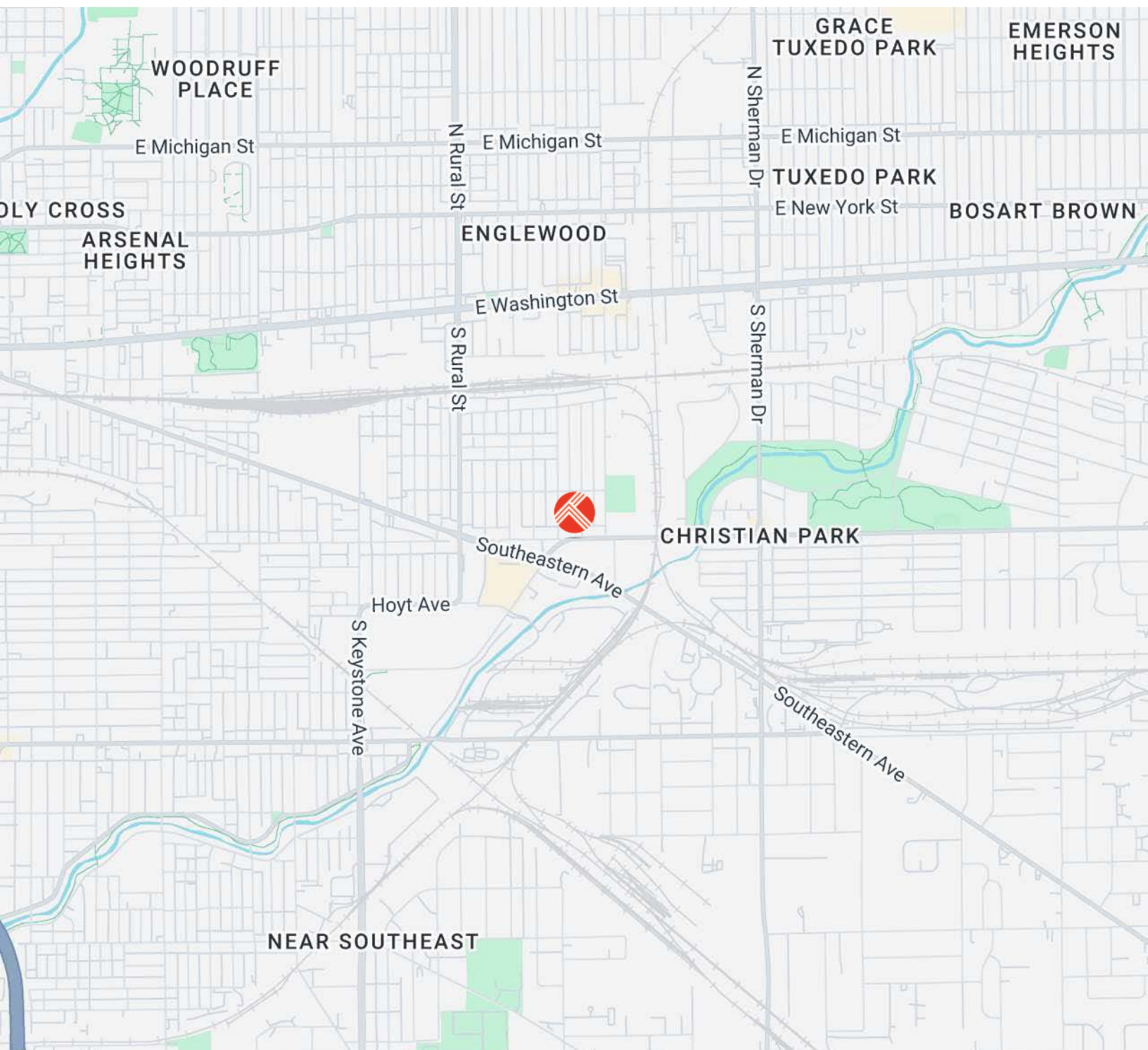




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Area Map



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FOR LEASE



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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

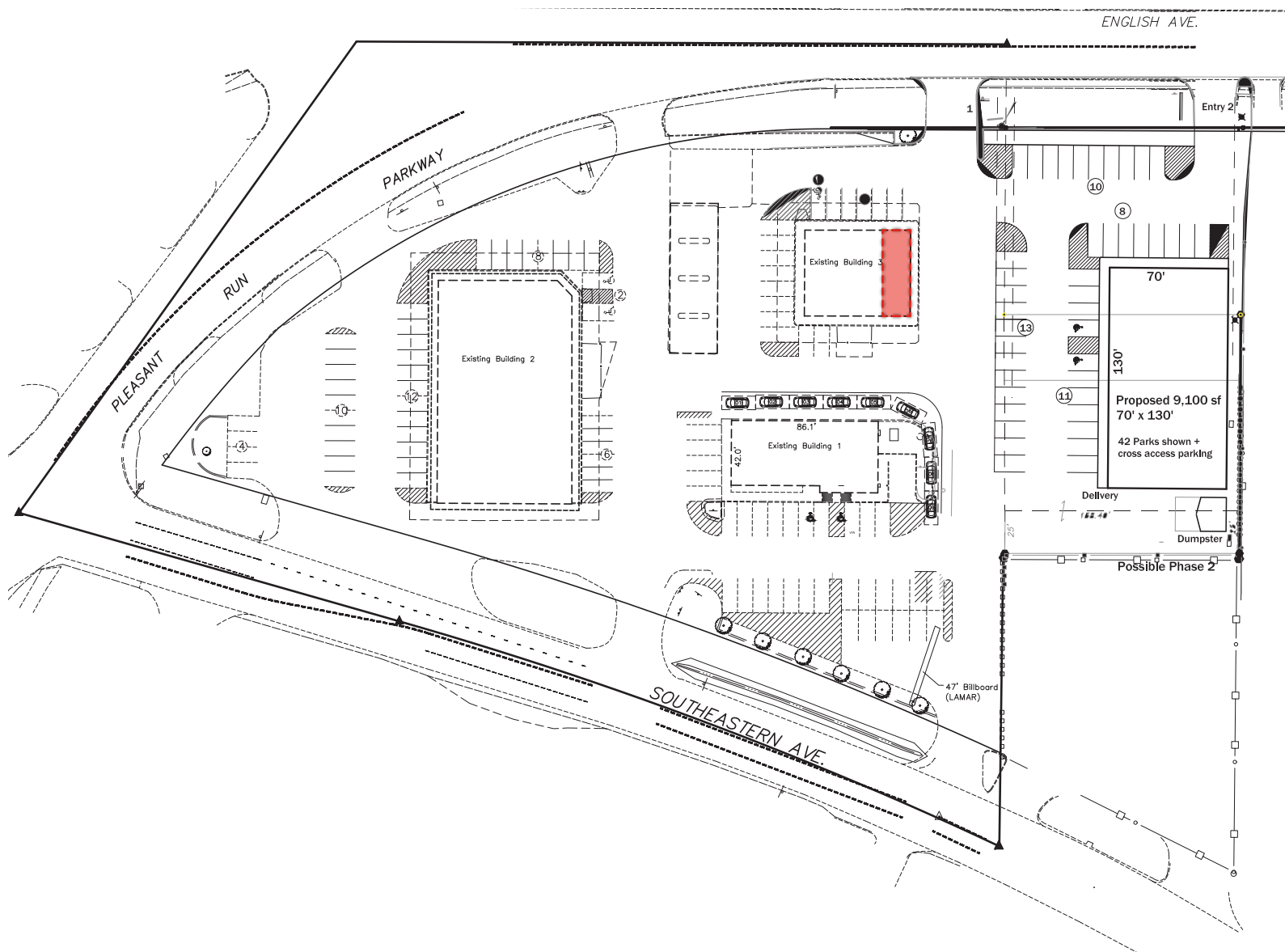




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Site Layout





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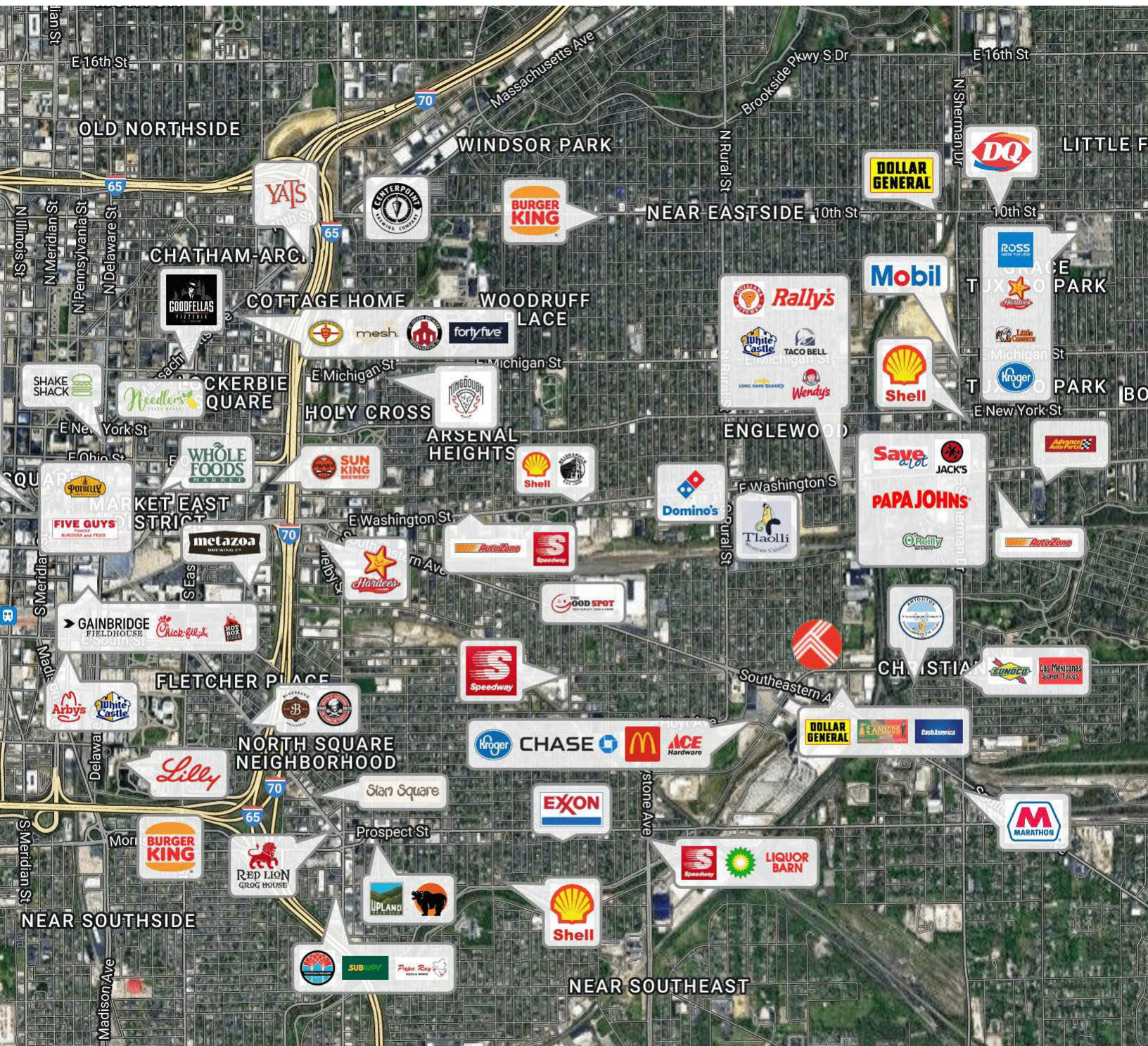
Site Layout Overlay





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Surrounding Businesses

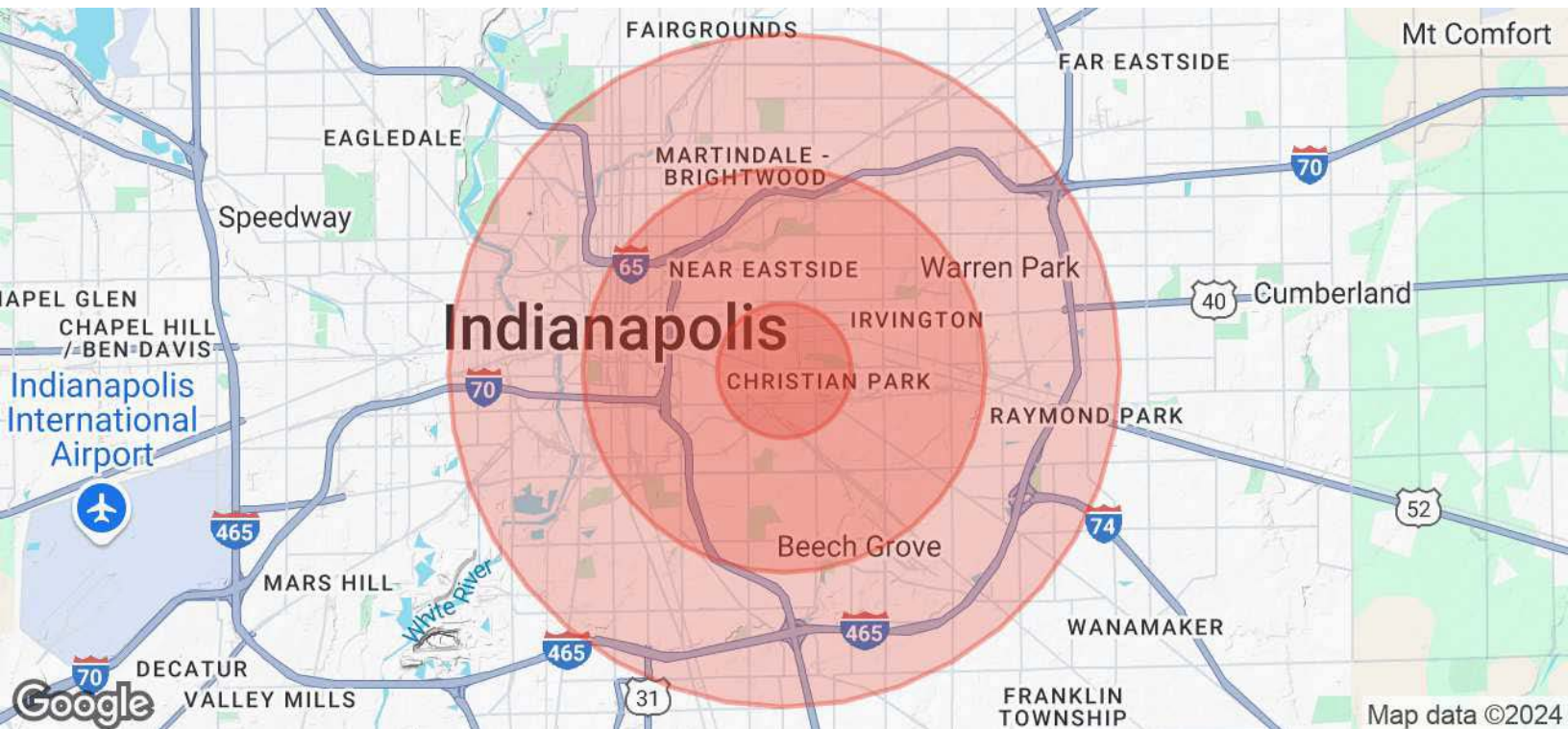




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,133	115,002	241,484
Average Age	36.8	35.6	35.2
Average Age (Male)	35.7	35.2	33.7
Average Age (Female)	38.2	36.0	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,741	59,087	121,183
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$30,936	\$49,953	\$47,235
Average House Value	\$65,553	\$158,002	\$136,562

2020 American Community Survey (ACS)

