

# Freestanding Building w/Drive-Through Potential

1440 Madison Avenue, Indianapolis, IN 46225

**FOR SALE OR LEASE**



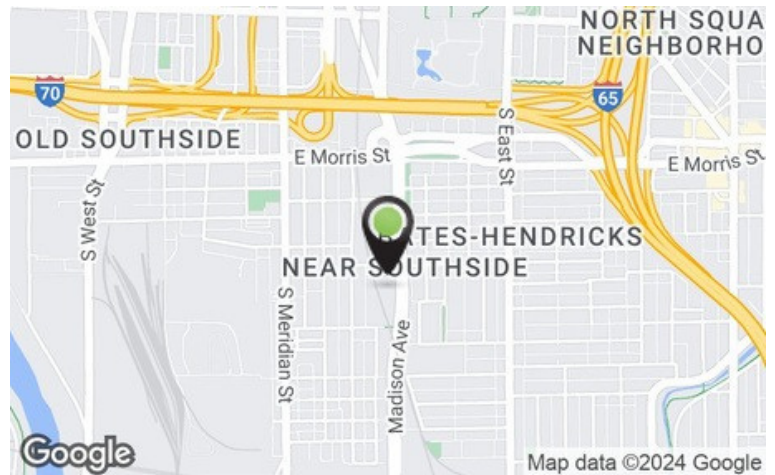
**Prime Location  
Downtown**

**4,000 SF**

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## PROPERTY OVERVIEW

**Drive-through permitted!** Rare freestanding building located just south of Downtown Indianapolis. This well maintained, 4,000 SF property is zoned MU2, allowing for a range of potential uses such as office, retail, medical, and food establishments. Built in 2009, the building stands out with its excellent visibility. Situated next to the rapidly expanding Bates Hendricks Neighborhood and a mere 1.5 miles away from the bustling Central Business District of Indianapolis, it presents a compelling opportunity for various businesses.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	41,386	101,154	311,153
Total Population	93,367	240,731	765,561
Average HH Income	\$79,966	\$72,028	\$86,673

**Gary Perel**  
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**ALO Property Group**  
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## PRIME LOCATION



## Property Highlights:

- **DRIVE-THROUGH POTENTIAL**
- 4,000 SF institutional quality construction
- Zoned MU2 allowing for various uses
- Vehicles per Day = 17,000+
- Prime location just south of Downtown Indy
- Excellent visibility and accessibility
- Ideal for retail, medical, or food

*Ready for occupancy September 2024 !!!*

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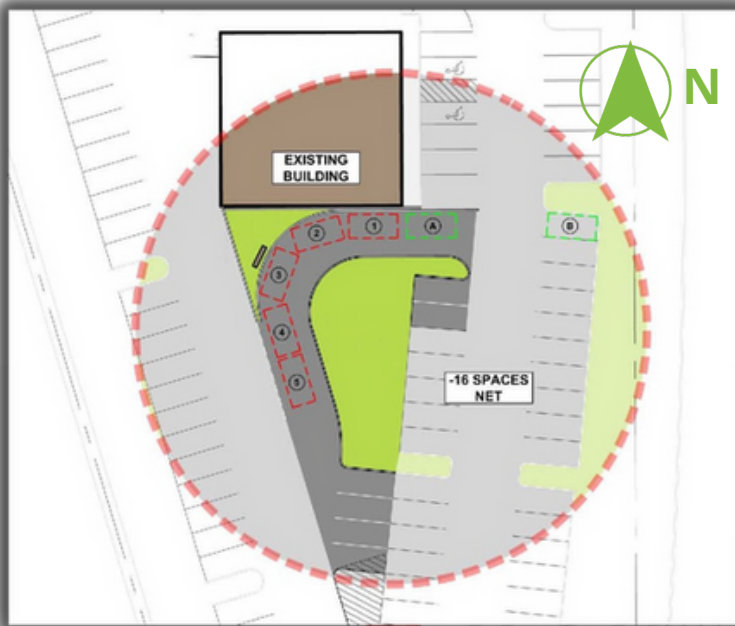


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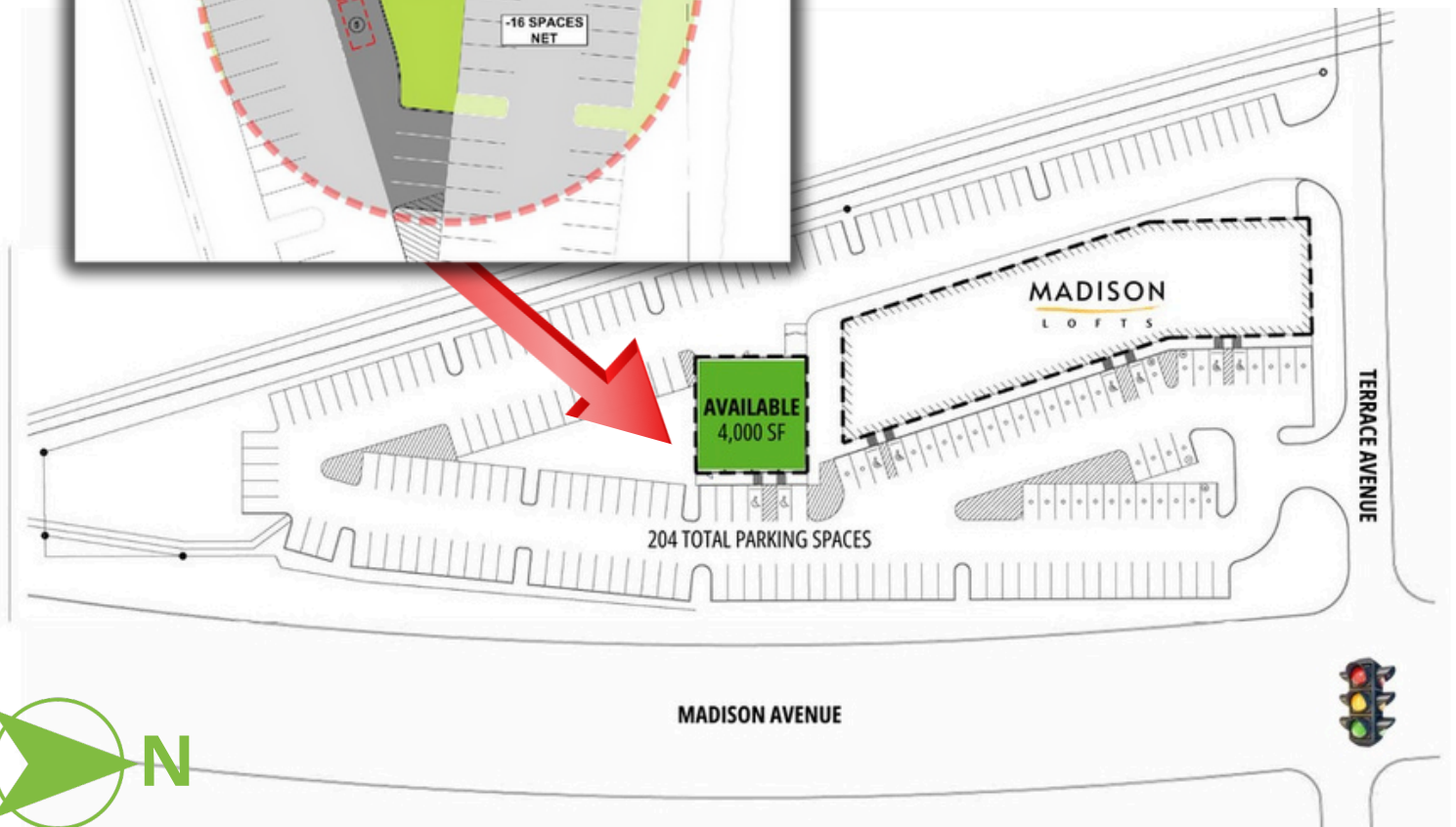
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## SITE PLAN



Potential Drive-Through Stacking Plan



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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