

Consumer Spending Report

227 W 38th St, Indianapolis, IN 46208

Building Type: **General Retail**

Secondary: **Auto Repair**

GLA: **1,673 SF**

Year Built: **1975**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



2025 Annual Spending (\$000s)	2 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$595,123	\$1,181,424	\$3,268,221
Total Apparel	\$33,527	\$65,625	\$183,685
Women's Apparel	12,616	24,861	69,124
Men's Apparel	6,655	13,011	36,545
Girl's Apparel	2,548	4,916	13,738
Boy's Apparel	1,879	3,641	10,287
Infant Apparel	1,905	3,723	10,321
Footwear	7,923	15,473	43,669
Total Entertainment & Hobbies	\$89,043	\$176,810	\$483,207
Entertainment	8,204	17,100	49,543
Audio & Visual Equipment/Service	21,029	41,772	115,216
Reading Materials	1,355	2,677	7,173
Pets, Toys, & Hobbies	15,102	29,677	81,282
Personal Items	43,353	85,584	229,992
Total Food and Alcohol	\$164,888	\$326,164	\$918,954
Food At Home	85,771	169,235	481,825
Food Away From Home	67,621	134,088	373,829
Alcoholic Beverages	11,496	22,841	63,301
Total Household	\$99,337	\$196,314	\$524,926
House Maintenance & Repair	19,628	38,562	102,681
Household Equip & Furnishings	38,048	75,337	205,041
Household Operations	30,109	59,581	158,072
Housing Costs	11,551	22,834	59,132



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2025 Annual Spending (000s)	2 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$143,996	\$289,900	\$815,536
Vehicle Purchases	67,618	137,939	394,639
Gasoline	39,218	77,977	221,288
Vehicle Expenses	3,716	7,350	18,865
Transportation	15,149	30,050	78,944
Automotive Repair & Maintenance	18,294	36,584	101,800
Total Health Care	\$26,897	\$53,370	\$148,585
Medical Services	16,214	32,181	89,282
Prescription Drugs	7,595	15,060	42,298
Medical Supplies	3,088	6,129	17,005
Total Education/Day Care	\$37,436	\$73,241	\$193,328
Education	23,868	46,555	123,257
Fees & Admissions	13,568	26,686	70,071



Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	621	3,875	6
Retail & Wholesale Trade	43	224	5
Hospitality & Food Service	19	213	11
Real Estate, Renting, Leasing	24	82	3
Finance & Insurance	26	99	4
Information	12	140	12
Scientific & Technology Services	63	471	7
Management of Companies	0	0	0
Health Care & Social Assistance	243	1,123	5
Educational Services	16	608	38
Public Administration & Sales	5	37	7
Arts, Entertainment, Recreation	11	54	5
Utilities & Waste Management	17	107	6
Construction	14	49	4
Manufacturing	8	62	8
Agriculture, Mining, Fishing	1	2	2
Other Services	119	604	5



Demographic Detail Report

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Radius	2 Mile			3 Mile		5 Mile	
Population							
2030 Projection	54,957			105,291		299,543	
2025 Estimate	53,020			102,059		291,359	
2020 Census	46,959			92,575		268,897	
Growth 2025 - 2030	3.65%			3.17%		2.81%	
Growth 2020 - 2025	12.91%			10.24%		8.35%	
2025 Population by Age	53,020			102,059		291,359	
Age 0 - 4	3,926	7.40%		7,554	7.40%	20,886	7.17%
Age 5 - 9	3,627	6.84%		6,957	6.82%	19,609	6.73%
Age 10 - 14	3,221	6.08%		6,110	5.99%	17,997	6.18%
Age 15 - 19	3,316	6.25%		6,028	5.91%	18,067	6.20%
Age 20 - 24	3,977	7.50%		7,160	7.02%	20,221	6.94%
Age 25 - 29	4,526	8.54%		8,662	8.49%	24,217	8.31%
Age 30 - 34	4,655	8.78%		9,212	9.03%	26,263	9.01%
Age 35 - 39	4,206	7.93%		8,260	8.09%	23,683	8.13%
Age 40 - 44	3,615	6.82%		6,945	6.80%	19,915	6.84%
Age 45 - 49	3,009	5.68%		5,717	5.60%	16,591	5.69%
Age 50 - 54	2,687	5.07%		5,131	5.03%	14,984	5.14%
Age 55 - 59	2,591	4.89%		4,971	4.87%	14,445	4.96%
Age 60 - 64	2,562	4.83%		5,019	4.92%	14,458	4.96%
Age 65 - 69	2,451	4.62%		4,893	4.79%	13,909	4.77%
Age 70 - 74	1,911	3.60%		3,845	3.77%	10,780	3.70%
Age 75 - 79	1,207	2.28%		2,450	2.40%	6,854	2.35%
Age 80 - 84	769	1.45%		1,572	1.54%	4,393	1.51%
Age 85+	765	1.44%		1,575	1.54%	4,086	1.40%
Age 65+	7,103	13.40%		14,335	14.05%	40,022	13.74%
Median Age	34.20			34.60		34.70	
Average Age	36.00			36.40		36.40	



Demographic Detail Report

227 W 38th St, Indianapolis, IN 46208

Radius	2 Mile		3 Mile		5 Mile	
2025 Population By Race	53,020		102,059		291,359	
White	23,613	44.54%	44,530	43.63%	122,569	42.07%
Black	22,432	42.31%	43,522	42.64%	106,582	36.58%
Am. Indian & Alaskan	114	0.22%	285	0.28%	2,190	0.75%
Asian	669	1.26%	1,717	1.68%	7,340	2.52%
Hawaiian & Pacific Island	6	0.01%	12	0.01%	44	0.02%
Other	6,186	11.67%	11,992	11.75%	52,635	18.07%
Population by Hispanic Origin	53,020		102,059		291,359	
Non-Hispanic Origin	49,185	92.77%	94,217	92.32%	246,472	84.59%
Hispanic Origin	3,835	7.23%	7,842	7.68%	44,887	15.41%
2025 Median Age, Male	34.10		34.30		34.30	
2025 Average Age, Male	35.50		35.70		35.70	
2025 Median Age, Female	34.30		35.00		35.10	
2025 Average Age, Female	36.50		37.10		37.10	
2025 Population by Occupation Classification	41,581		80,231		229,239	
Civilian Employed	27,568	66.30%	52,390	65.30%	147,420	64.31%
Civilian Unemployed	1,147	2.76%	2,587	3.22%	7,639	3.33%
Civilian Non-Labor Force	12,837	30.87%	25,224	31.44%	74,062	32.31%
Armed Forces	29	0.07%	30	0.04%	118	0.05%
Households by Marital Status						
Married	5,923		11,740		33,593	
Married No Children	3,497		7,217		20,823	
Married w/Children	2,426		4,523		12,770	
2025 Population by Education	37,987		73,701		209,672	
Some High School, No Diploma	3,180	8.37%	7,053	9.57%	28,432	13.56%
High School Grad (Incl Equivalency)	7,732	20.35%	14,931	20.26%	49,589	23.65%
Some College, No Degree	8,748	23.03%	16,735	22.71%	44,161	21.06%
Associate Degree	3,033	7.98%	5,449	7.39%	15,092	7.20%
Bachelor Degree	8,396	22.10%	17,275	23.44%	42,548	20.29%
Advanced Degree	6,898	18.16%	12,258	16.63%	29,850	14.24%



Demographic Detail Report

227 W 38th St, Indianapolis, IN 46208

Radius	2 Mile		3 Mile		5 Mile	
2025 Population by Occupation	52,095		99,176		275,451	
Real Estate & Finance	1,768	3.39%	3,558	3.59%	9,017	3.27%
Professional & Management	16,326	31.34%	30,920	31.18%	81,471	29.58%
Public Administration	1,110	2.13%	2,113	2.13%	5,606	2.04%
Education & Health	7,853	15.07%	14,670	14.79%	35,182	12.77%
Services	4,723	9.07%	8,796	8.87%	25,108	9.12%
Information	519	1.00%	940	0.95%	2,283	0.83%
Sales	4,628	8.88%	9,681	9.76%	27,526	9.99%
Transportation	935	1.79%	1,797	1.81%	4,583	1.66%
Retail	3,066	5.89%	5,493	5.54%	14,145	5.14%
Wholesale	599	1.15%	1,181	1.19%	3,329	1.21%
Manufacturing	1,761	3.38%	3,784	3.82%	14,853	5.39%
Production	4,455	8.55%	7,677	7.74%	23,408	8.50%
Construction	1,177	2.26%	2,287	2.31%	10,110	3.67%
Utilities	1,672	3.21%	3,391	3.42%	10,837	3.93%
Agriculture & Mining	47	0.09%	105	0.11%	418	0.15%
Farming, Fishing, Forestry	0	0.00%	45	0.05%	279	0.10%
Other Services	1,456	2.79%	2,738	2.76%	7,296	2.65%
2025 Worker Travel Time to Job	24,148		45,956		132,447	
<30 Minutes	18,665	77.29%	34,905	75.95%	95,911	72.41%
30-60 Minutes	4,731	19.59%	9,541	20.76%	30,832	23.28%
60+ Minutes	752	3.11%	1,510	3.29%	5,704	4.31%
2020 Households by HH Size	19,423		40,073		114,893	
1-Person Households	7,251	37.33%	15,480	38.63%	43,405	37.78%
2-Person Households	5,979	30.78%	12,606	31.46%	35,658	31.04%
3-Person Households	2,695	13.88%	5,404	13.49%	15,648	13.62%
4-Person Households	1,946	10.02%	3,706	9.25%	10,762	9.37%
5-Person Households	951	4.90%	1,768	4.41%	5,558	4.84%
6-Person Households	370	1.90%	676	1.69%	2,404	2.09%
7 or more Person Households	231	1.19%	433	1.08%	1,458	1.27%
2025 Average Household Size	2.20		2.10		2.20	
Households						
2030 Projection	22,790		45,546		128,295	
2025 Estimate	21,970		44,136		124,688	
2020 Census	19,423		40,073		114,893	
Growth 2025 - 2030	3.73%		3.19%		2.89%	
Growth 2020 - 2025	13.11%		10.14%		8.53%	



Demographic Detail Report

227 W 38th St, Indianapolis, IN 46208

Radius	2 Mile	3 Mile	5 Mile
2025 Households by HH Income	21,972	44,135	124,691
<\$25,000	4,900 22.30%	9,601 21.75%	25,891 20.76%
\$25,000 - \$50,000	3,404 15.49%	7,618 17.26%	22,973 18.42%
\$50,000 - \$75,000	3,991 18.16%	7,700 17.45%	23,550 18.89%
\$75,000 - \$100,000	2,485 11.31%	5,006 11.34%	14,941 11.98%
\$100,000 - \$125,000	1,632 7.43%	3,672 8.32%	10,482 8.41%
\$125,000 - \$150,000	1,239 5.64%	2,456 5.56%	7,695 6.17%
\$150,000 - \$200,000	1,802 8.20%	3,373 7.64%	8,511 6.83%
\$200,000+	2,519 11.46%	4,709 10.67%	10,648 8.54%
2025 Avg Household Income	\$96,032	\$93,581	\$88,080
2025 Med Household Income	\$66,218	\$64,954	\$64,023
2025 Occupied Housing	21,970	44,136	124,688
Owner Occupied	10,449 47.56%	20,473 46.39%	55,322 44.37%
Renter Occupied	11,521 52.44%	23,663 53.61%	69,366 55.63%
2020 Housing Units	24,737	49,691	139,573
1 Unit	18,682 75.52%	34,736 69.90%	93,934 67.30%
2 - 4 Units	1,298 5.25%	3,022 6.08%	9,557 6.85%
5 - 19 Units	1,775 7.18%	5,403 10.87%	16,258 11.65%
20+ Units	2,982 12.05%	6,530 13.14%	19,824 14.20%
2025 Housing Value	10,448	20,472	55,322
<\$100,000	934 8.94%	1,971 9.63%	7,435 13.44%
\$100,000 - \$200,000	1,464 14.01%	3,056 14.93%	12,194 22.04%
\$200,000 - \$300,000	2,530 24.22%	4,868 23.78%	12,814 23.16%
\$300,000 - \$400,000	1,985 19.00%	3,642 17.79%	9,641 17.43%
\$400,000 - \$500,000	1,450 13.88%	2,354 11.50%	4,431 8.01%
\$500,000 - \$1,000,000	1,893 18.12%	4,002 19.55%	7,949 14.37%
\$1,000,000+	192 1.84%	579 2.83%	858 1.55%
2025 Median Home Value	\$314,912	\$309,363	\$262,681
2025 Housing Units by Yr Built	24,809	49,783	140,212
Built 2010+	2,542 10.25%	5,892 11.84%	18,173 12.96%
Built 2000 - 2010	1,079 4.35%	2,021 4.06%	6,162 4.39%
Built 1990 - 1999	435 1.75%	1,741 3.50%	9,071 6.47%
Built 1980 - 1989	555 2.24%	1,627 3.27%	7,197 5.13%
Built 1970 - 1979	1,053 4.24%	3,201 6.43%	11,327 8.08%
Built 1960 - 1969	1,663 6.70%	5,130 10.30%	14,955 10.67%
Built 1950 - 1959	2,064 8.32%	5,749 11.55%	20,790 14.83%
Built <1949	15,418 62.15%	24,422 49.06%	52,537 37.47%
2025 Median Year Built	1947	1950	1957



Demographic Summary Report

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Radius	2 Mile		3 Mile		5 Mile	
Population						
2030 Projection	54,957		105,291		299,543	
2025 Estimate	53,020		102,059		291,359	
2020 Census	46,959		92,575		268,897	
Growth 2025 - 2030	3.65%		3.17%		2.81%	
Growth 2020 - 2025	12.91%		10.24%		8.35%	
2025 Population by Hispanic Origin	3,836		7,842		44,888	
2025 Population	53,020		102,059		291,359	
White	23,613	44.54%	44,530	43.63%	122,569	42.07%
Black	22,432	42.31%	43,522	42.64%	106,582	36.58%
Am. Indian & Alaskan	114	0.22%	285	0.28%	2,190	0.75%
Asian	669	1.26%	1,717	1.68%	7,340	2.52%
Hawaiian & Pacific Island	6	0.01%	12	0.01%	44	0.02%
Other	6,186	11.67%	11,992	11.75%	52,635	18.07%
U.S. Armed Forces	30		31		124	
Households						
2030 Projection	22,790		45,546		128,295	
2025 Estimate	21,970		44,136		124,688	
2020 Census	19,423		40,073		114,893	
Growth 2025 - 2030	3.73%		3.19%		2.89%	
Growth 2020 - 2025	13.11%		10.14%		8.53%	
Owner Occupied	10,449	47.56%	20,473	46.39%	55,322	44.37%
Renter Occupied	11,521	52.44%	23,663	53.61%	69,366	55.63%
2025 Households by HH Income	21,972		44,135		124,691	
Income: <\$25,000	4,900	22.30%	9,601	21.75%	25,891	20.76%
Income: \$25,000 - \$50,000	3,404	15.49%	7,618	17.26%	22,973	18.42%
Income: \$50,000 - \$75,000	3,991	18.16%	7,700	17.45%	23,550	18.89%
Income: \$75,000 - \$100,000	2,485	11.31%	5,006	11.34%	14,941	11.98%
Income: \$100,000 - \$125,000	1,632	7.43%	3,672	8.32%	10,482	8.41%
Income: \$125,000 - \$150,000	1,239	5.64%	2,456	5.56%	7,695	6.17%
Income: \$150,000 - \$200,000	1,802	8.20%	3,373	7.64%	8,511	6.83%
Income: \$200,000+	2,519	11.46%	4,709	10.67%	10,648	8.54%
2025 Avg Household Income	\$96,032		\$93,581		\$88,080	
2025 Med Household Income	\$66,218		\$64,954		\$64,023	



Demographic Trend Report

1 Mile Radius

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Description	2020		2025		2030	
Population	14,398		16,328		16,938	
Age 0 - 4	864	6.00%	1,217	7.45%	1,237	7.30%
Age 5 - 9	856	5.95%	1,102	6.75%	1,193	7.04%
Age 10 - 14	789	5.48%	963	5.90%	1,093	6.45%
Age 15 - 19	987	6.86%	957	5.86%	1,011	5.97%
Age 20 - 24	1,813	12.59%	1,252	7.67%	1,051	6.20%
Age 25 - 29	1,178	8.18%	1,445	8.85%	1,213	7.16%
Age 30 - 34	1,138	7.90%	1,406	8.61%	1,336	7.89%
Age 35 - 39	1,020	7.08%	1,234	7.56%	1,327	7.83%
Age 40 - 44	892	6.20%	1,086	6.65%	1,225	7.23%
Age 45 - 49	741	5.15%	926	5.67%	1,075	6.35%
Age 50 - 54	777	5.40%	843	5.16%	937	5.53%
Age 55 - 59	827	5.74%	818	5.01%	849	5.01%
Age 60 - 64	786	5.46%	802	4.91%	796	4.70%
Age 65 - 69	629	4.37%	768	4.70%	754	4.45%
Age 70 - 74	458	3.18%	608	3.72%	665	3.93%
Age 75 - 79	251	1.74%	390	2.39%	510	3.01%
Age 80 - 84	204	1.42%	253	1.55%	332	1.96%
Age 85+	187	1.30%	258	1.58%	333	1.97%
Age 15+	11,888	82.57%	13,046	79.90%	13,414	79.19%
Age 20+	10,901	75.71%	12,089	74.04%	12,403	73.23%
Age 65+	1,729	12.01%	2,277	13.95%	2,594	15.31%
Median Age	33		34		36	
Average Age	35.90		36.40		37.30	
Population By Race	14,398		16,328		16,938	
White	6,526	45.33%	7,002	42.88%	7,227	42.67%
Black	6,264	43.51%	7,268	44.51%	7,568	44.68%
Am. Indian & Alaskan	39	0.27%	34	0.21%	37	0.22%
Asian	136	0.94%	154	0.94%	161	0.95%
Hawaiian & Pacific Islander	5	0.03%	0	0.00%	3	0.02%
Other	1,427	9.91%	1,870	11.45%	1,942	11.47%



Demographic Trend Report

1 Mile Radius

227 W 38th St, Indianapolis, IN 46208

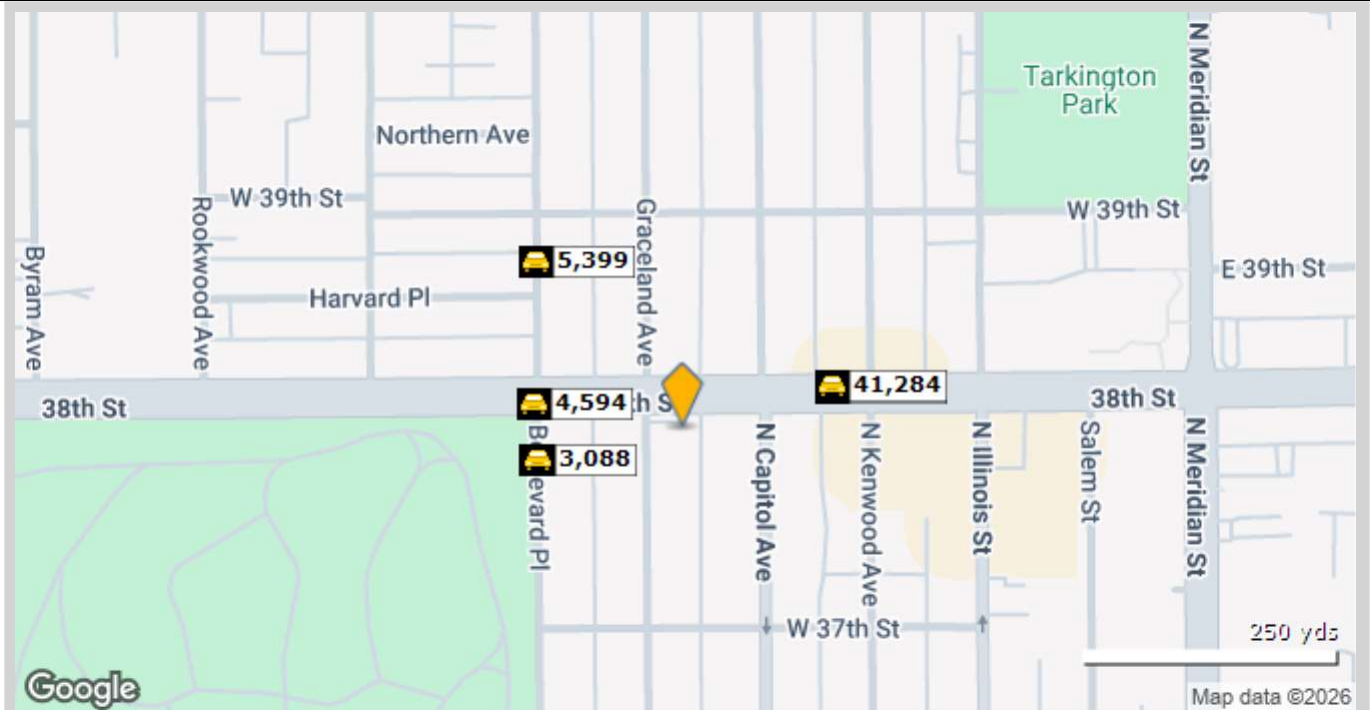
Description	2020	2025	2030
Population by Race (Hispanic)	901	1,096	1,135
White	157 17.43%	178 16.24%	180 15.86%
Black	58 6.44%	52 4.74%	55 4.85%
Am. Indian & Alaskan	14 1.55%	27 2.46%	29 2.56%
Asian	1 0.11%	2 0.18%	2 0.18%
Hawaiian & Pacific Islander	1 0.11%	0 0.00%	0 0.00%
Other	670 74.36%	837 76.37%	870 76.65%
Household by Household Income	6,072	6,924	7,195
<\$25,000	1,819 29.96%	1,858 26.83%	1,914 26.60%
\$25,000 - \$50,000	1,472 24.24%	969 13.99%	954 13.26%
\$50,000 - \$75,000	1,042 17.16%	1,376 19.87%	1,430 19.87%
\$75,000 - \$100,000	449 7.39%	746 10.77%	802 11.15%
\$100,000 - \$125,000	352 5.80%	453 6.54%	478 6.64%
\$125,000 - \$150,000	184 3.03%	264 3.81%	279 3.88%
\$150,000 - \$200,000	257 4.23%	523 7.55%	556 7.73%
\$200,000+	497 8.19%	735 10.62%	782 10.87%
Average Household Income	\$73,123	\$89,220	\$90,630
Median Household Income	\$43,661	\$58,722	\$59,623



Traffic Count Report

227 W 38th St, Indianapolis, IN 46208

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 Secondary: **Auto Repair**
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Boulevard Pl	W 38th St	0.04 N	2024	3,096	MPSI	.08
2	Boulevard Pl	W 38th St	0.04 N	2025	3,088	MPSI	.08
3	West 38th Street	W 38th St	0.00 SE	2024	4,649	MPSI	.08
4	West 38th Street	W 38th St	0.00 SE	2025	4,594	MPSI	.08
5	W 38th St	N Kenwood Ave	0.02 E	2018	41,534	MPSI	.09
6	W 38th St	N Kenwood Ave	0.02 E	2024	41,413	MPSI	.09
7	W 38th St	N Kenwood Ave	0.02 E	2025	41,284	MPSI	.09
8	Local	Harvard Pl	0.00	2024	5,396	MPSI	.13
9	Boulevard Place	Harvard Pl	0.00	2024	5,406	MPSI	.13
10	Boulevard Place	Harvard Pl	0.00	2025	5,399	MPSI	.13

