



AVAILABLE SF
1,728 - 3,456 SF

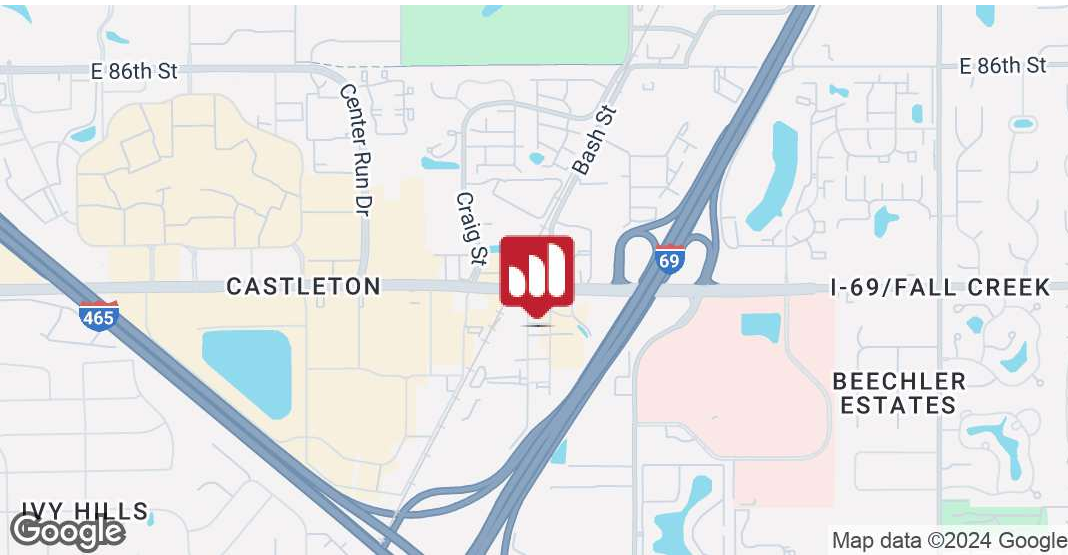
SALE PRICE
\$775,000

PROPERTY HIGHLIGHTS

- Medical/Office bldg for sale or lease in the heart of Castleton on the NE side of Indy
- Two-story stand-alone building, built in 2018
- Wheelchair-accessible office, w/ separate entrances/levels
- Great accessibility & close to 82nd St. & I-69 intersection

FOR SALE OR LEASE

**8131
CASTLETON RD.
Indianapolis, IN
46250**



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8131 CASTLETON RD.

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PROPERTY DESCRIPTION

Introducing a prime investment or leasing opportunity in the heart of Castleton on the NE side of Indy, surrounded by amenities. This two-story, stand-alone Medical/Office building offers 3,456 SF of space in a coveted location. Built in 2018, the property features multiple offices, kitchenettes on both levels, private parking, & wheelchair-accessible facilities with separate entrances for each floor. With a strategic & accessible location, this property presents an excellent prospect for medical or office tenants or investors seeking property in the bustling Castleton area, just off 82nd St. & just west of I-69.

LOCATION DESCRIPTION

Located in the vibrant Castleton market of Indianapolis, this prime location offers a dynamic blend of business & leisure. The area is surrounded by a diverse mix of retail, dining, & entertainment options, providing a convenient & lively environment for office tenants. Nearby attractions include the Fashion Mall at Keystone, the bustling Castleton Square, & a wide array of restaurants and hotels. With easy access to major highways & a strong, professional community, the Castleton market presents a compelling opportunity for office investors & tenants seeking a strategic & bustling location for their business.

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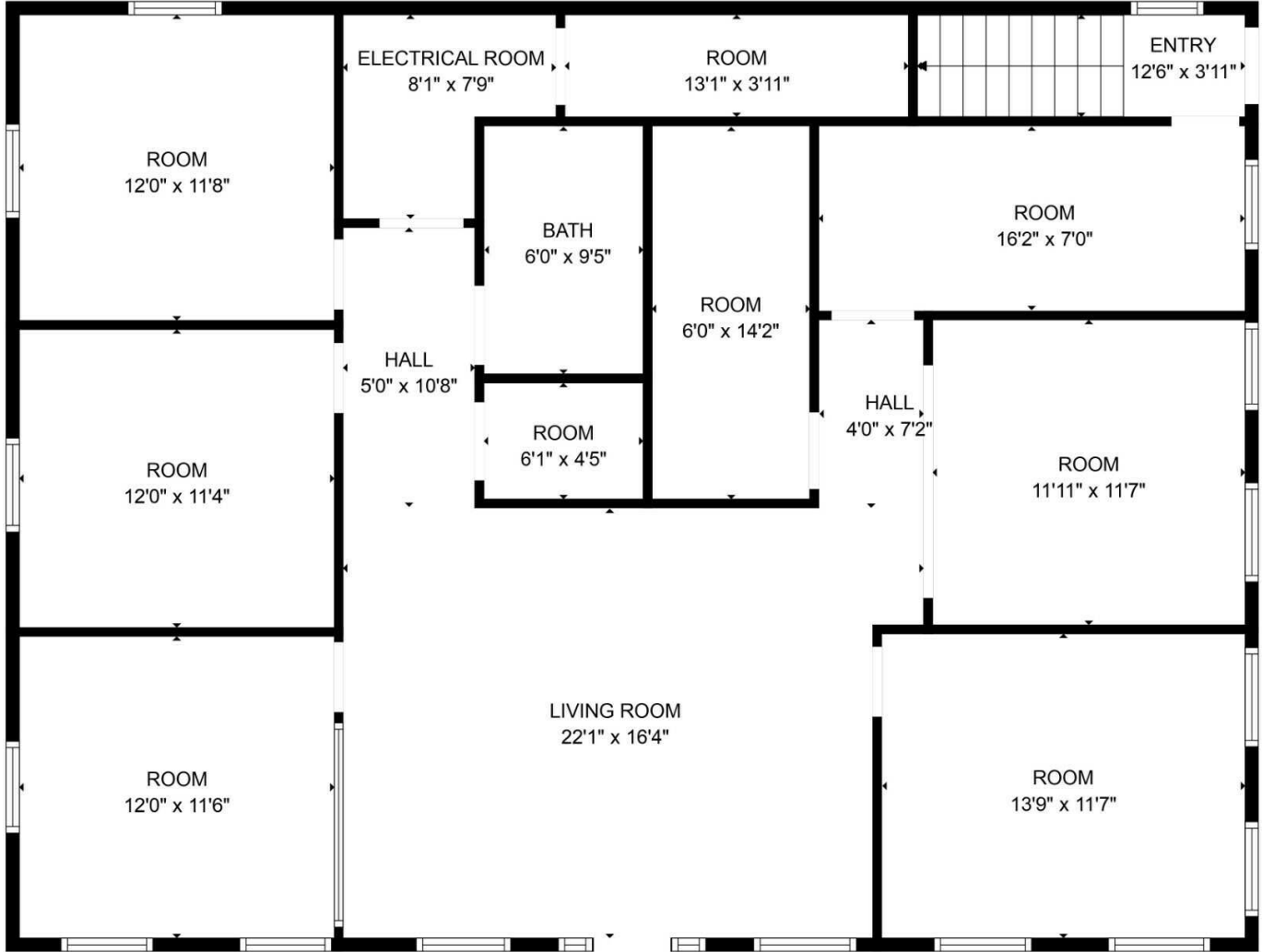
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	1,728 - 3,456 SF	NNN	\$18.00 SF/yr	Can take both floors.
Second Floor	Available	1,728 - 3,456 SF	NNN	\$18.00 SF/yr	Can take both floors.

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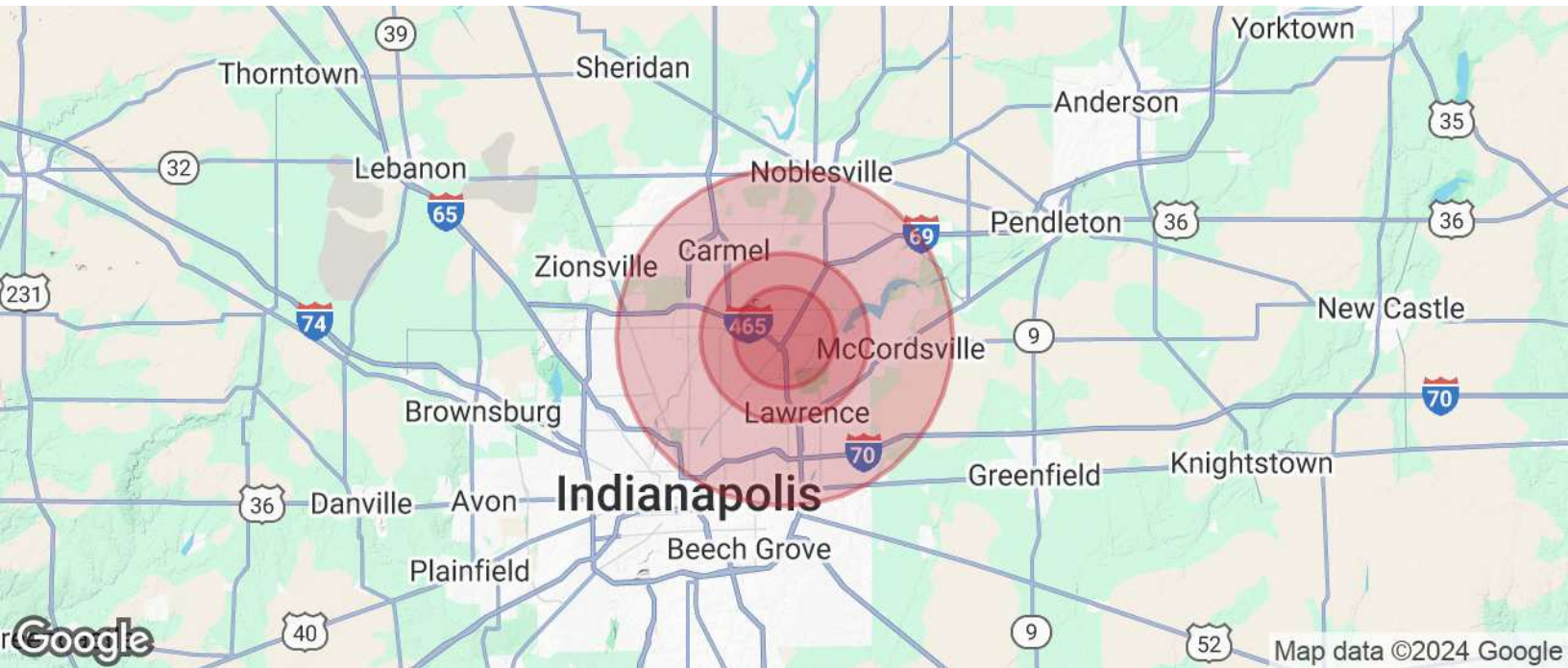
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	52,466	177,195	713,459
Average Age	41	41	38
Average Age (Male)	40	39	37
Average Age (Female)	42	42	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,699	77,480	289,404
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$110,264	\$117,938	\$115,754
Average House Value	\$382,370	\$353,896	\$346,416

Demographics data derived from AlphaMap