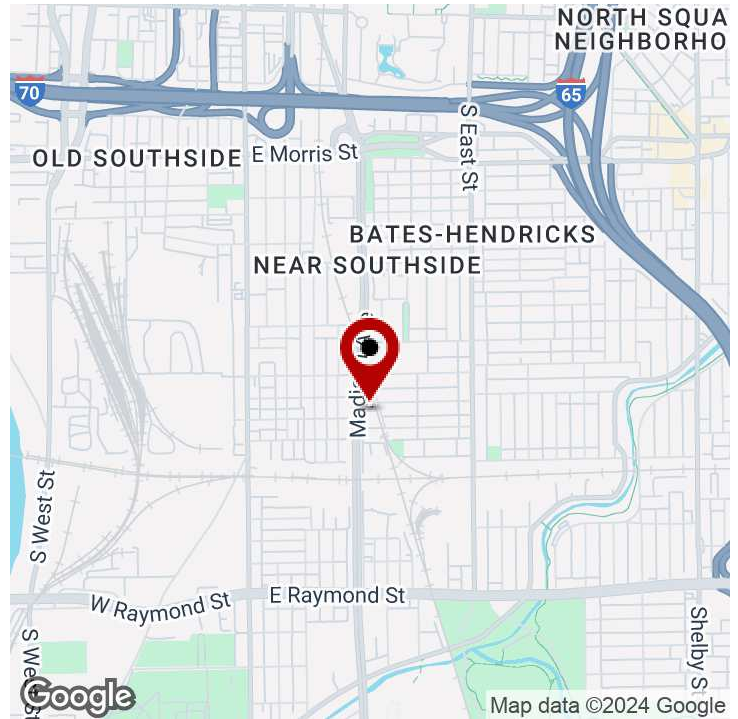


LAND FOR SALE & LEASE

1919 MADISON AVE

Indianapolis, IN 46225



PROPERTY DESCRIPTION

I-4 Ground Now Available! Nearly 5 acres, close to 465. Heavy Industrial Zoning allows for Truck Parking, Heavy Equipment Storage, Self-Storage, and More!

PROPERTY HIGHLIGHTS

- I-4 Zoning
- Access Point off Craven Street
- Two Lots Included

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$12,000.00 per month (MG)
Available Acres:	4.78 Acres
Semi-Annual Taxes:	\$3,825.00

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Households	19,406	43,325	110,766
Total Population	37,769	86,011	229,451
Average HH Income	\$50,017	\$51,877	\$48,856

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

Shelly Johnson
ShellyJohnson@kw.com
317.883.9125

Kayla Johnson
KaylaJohnson@kw.com
317.430.6995



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KW Commercial
48 N Emerson Ave
Suite 300
Greenwood, IN 46143



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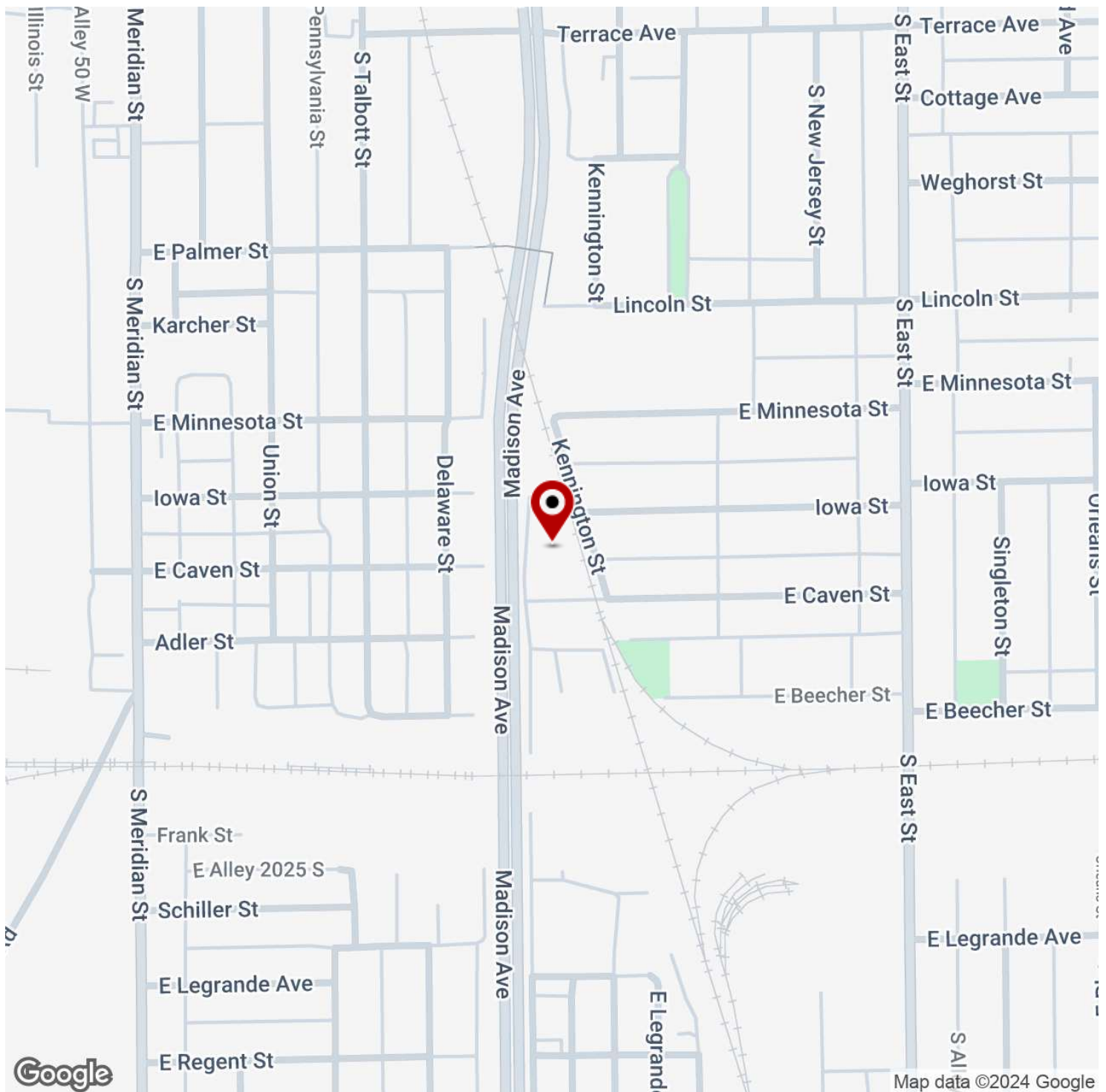
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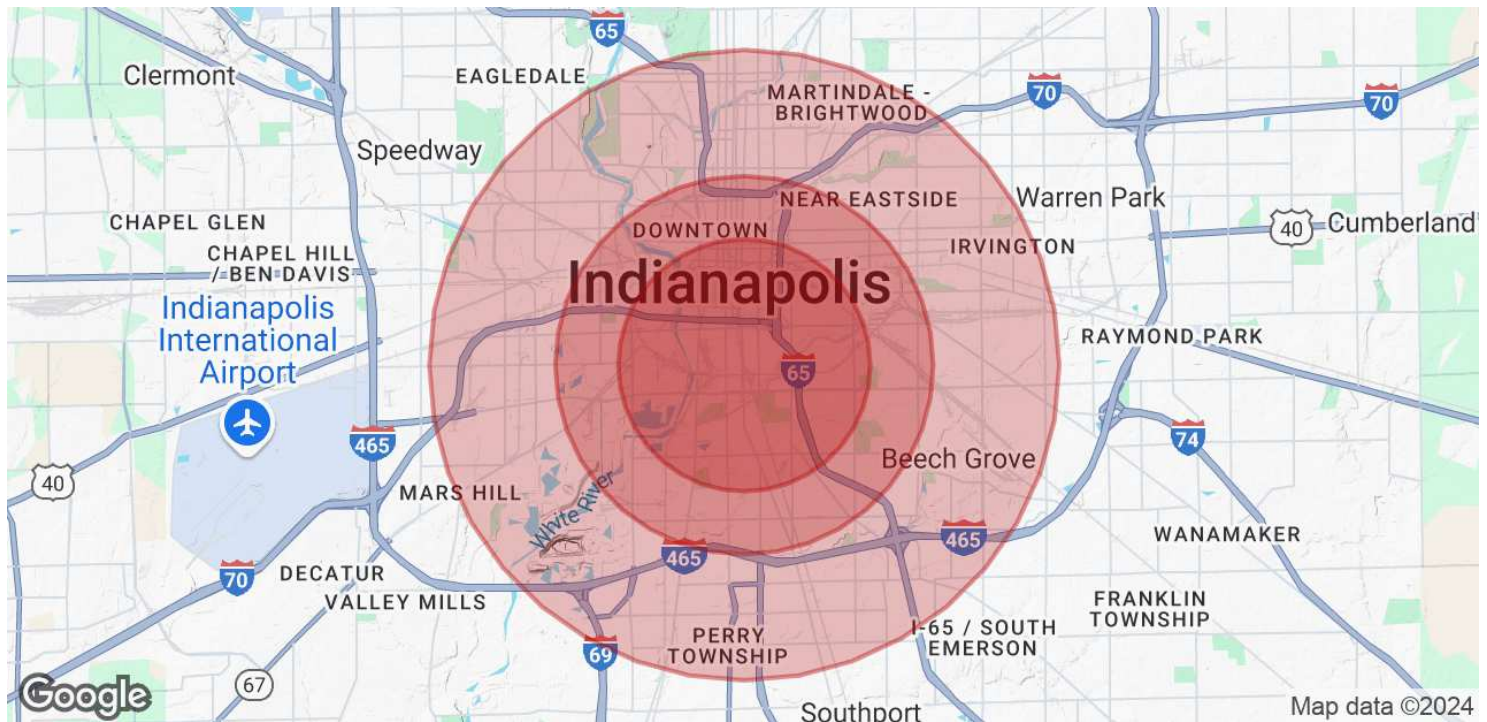
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POPULATION	2 MILES	3 MILES	5 MILES
Total Population	37,769	86,011	229,451
Average Age	34.3	33.5	34.4
Average Age (Male)	35.3	33.4	33.1
Average Age (Female)	34.6	34.2	35.3

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	19,406	43,325	110,766
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$50,017	\$51,877	\$48,856
Average House Value	\$172,581	\$178,121	\$141,285

2020 American Community Survey (ACS)

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