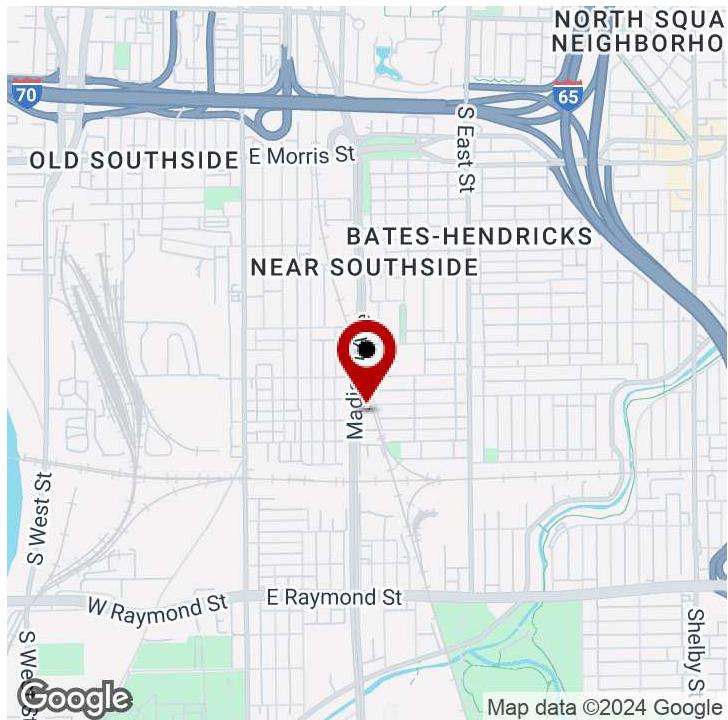


LAND FOR SALE & LEASE

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.

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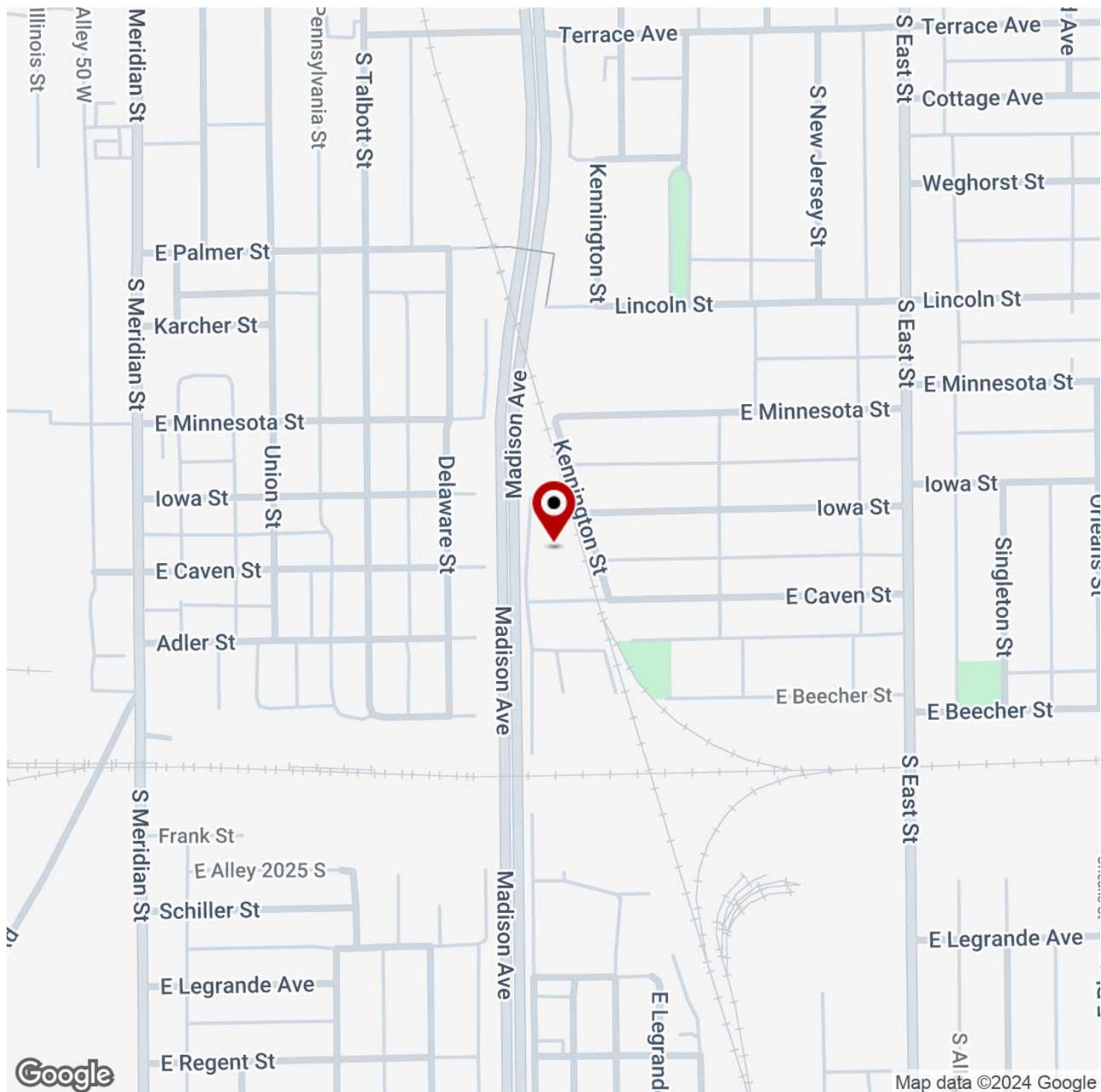
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The logo for Johnson Realty Source, featuring a stylized 'J' icon followed by the words 'JOHNSON' and 'REALTY SOURCE' in a bold, sans-serif font.

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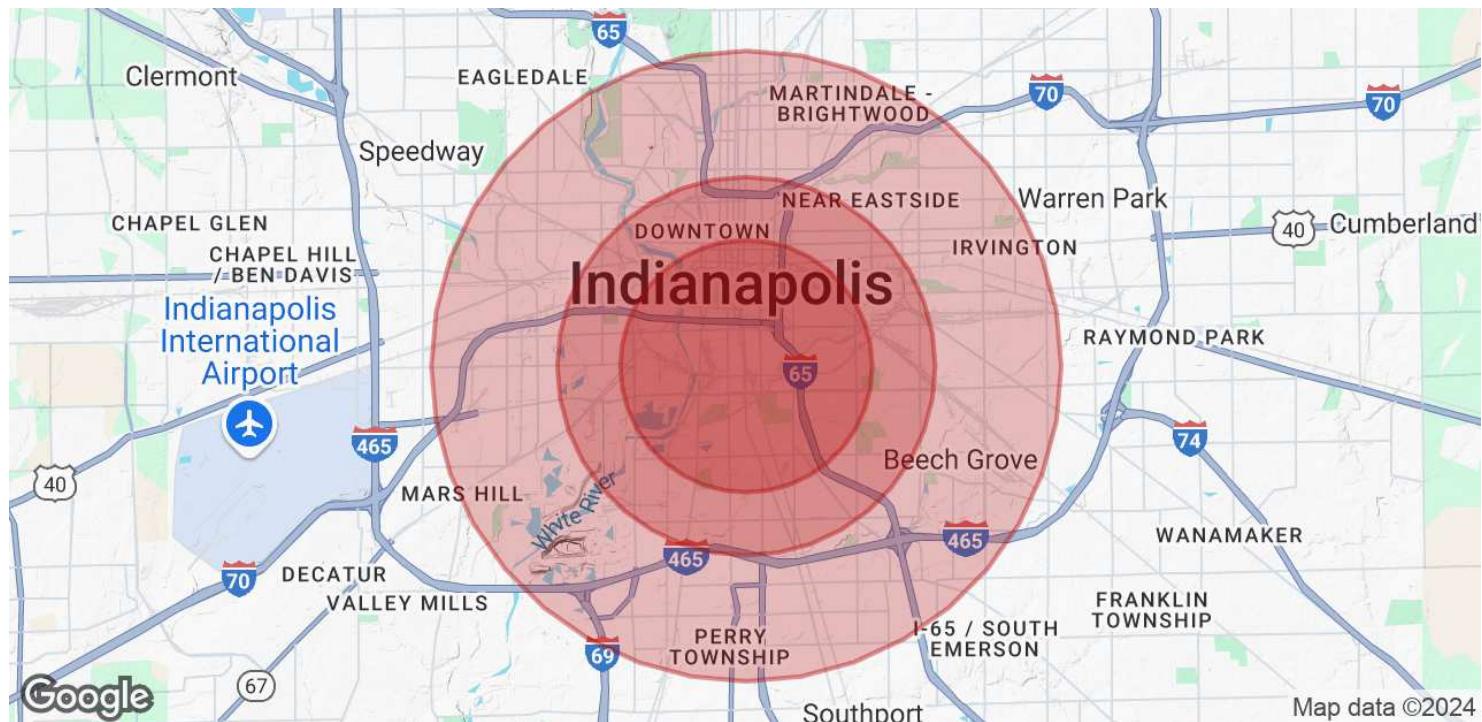
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| POPULATION | 2 MILES | 3 MILES | 5 MILES |
|----------------------|---------|---------|---------|
| Total Population | 37,769 | 86,011 | 229,451 |
| Average Age | 34.3 | 33.5 | 34.4 |
| Average Age (Male) | 35.3 | 33.4 | 33.1 |
| Average Age (Female)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