



3155 English Ave.  
 Suite B  
 Indianapolis, IN 46201  
 For Lease



**PROPERTY DESCRIPTION**

Adjacent to new Justice Center facility.  
 Easy ingress and egress from two sides

**PROPERTY HIGHLIGHTS**

- Perfect opportunity for a cellular store, tax office or professional services
- 900SF
- Previous office layout for law office or easily converted for other uses
- Ample Parking
- Ingress and Egress from Two Sides
- Located Triangle Area- Southeastern/English/Pleasant Run Pkwy
- Excellent Visibility
- High Traffic Area - Visible from 3 Roads
- Area has a Number of Retail and Commercial Businesses

**OFFERING SUMMARY**

Lease Rate:	\$2,250.00 per month (NNN)
Available SF:	900 SF
Lot Size:	2.53 Acres
Building Size:	5,000 SF

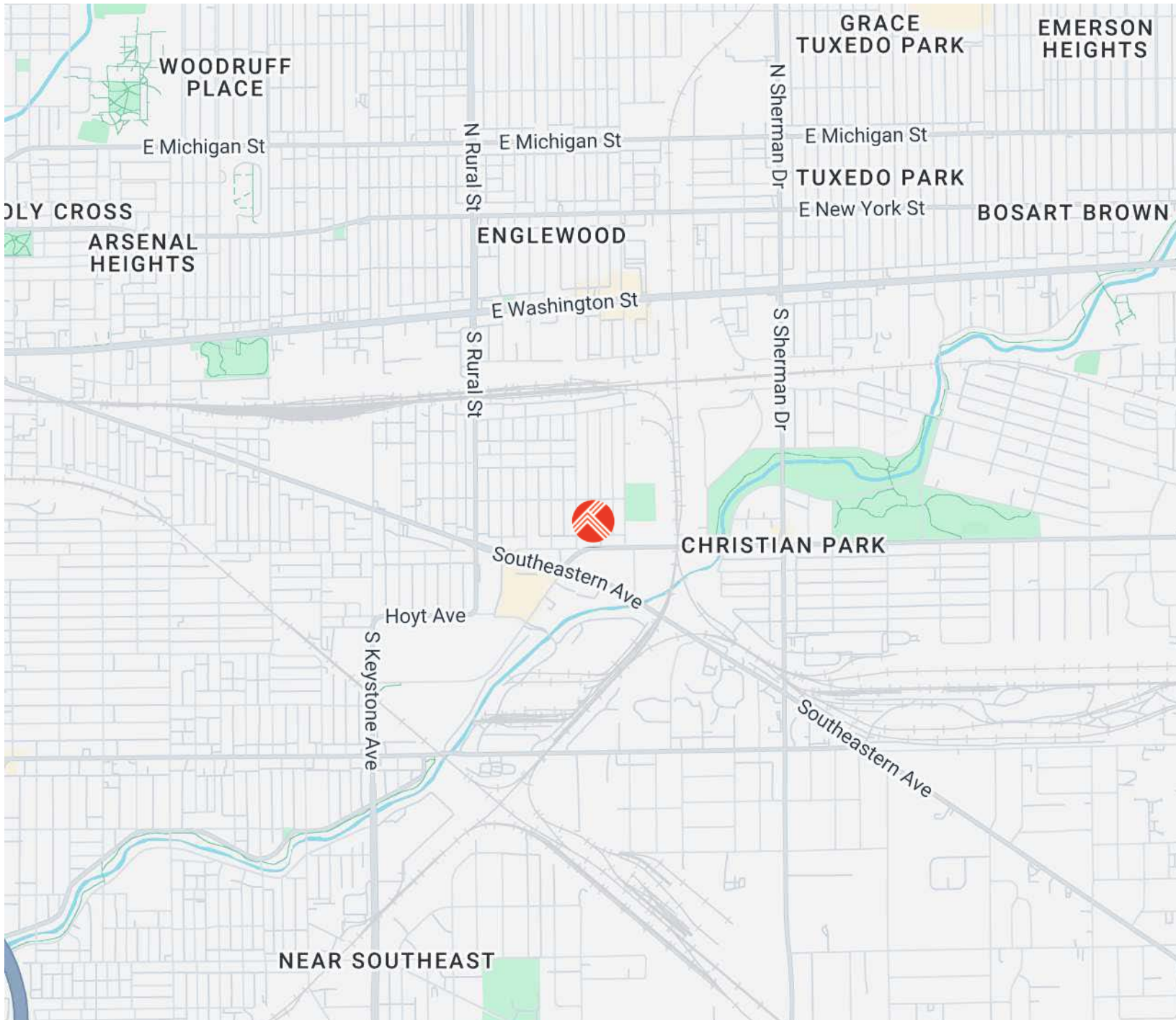
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,741	59,087	121,183
Total Population	11,133	115,002	241,484
Average HH Income	\$30,936	\$49,953	\$47,235

BROKERAGE | MANAGEMENT | DEVELOPMENT



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## Area Map



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Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com

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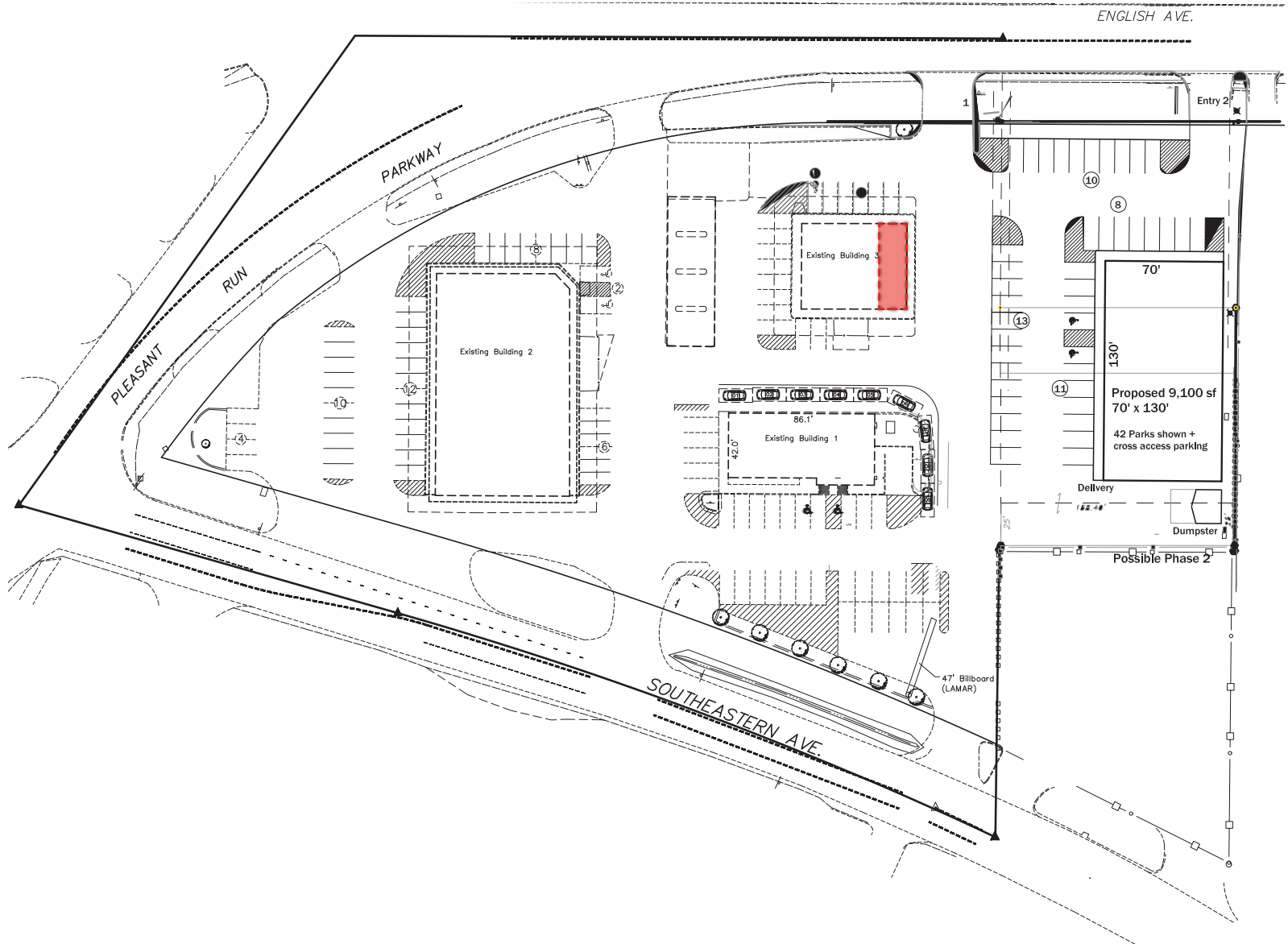
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Site Layout

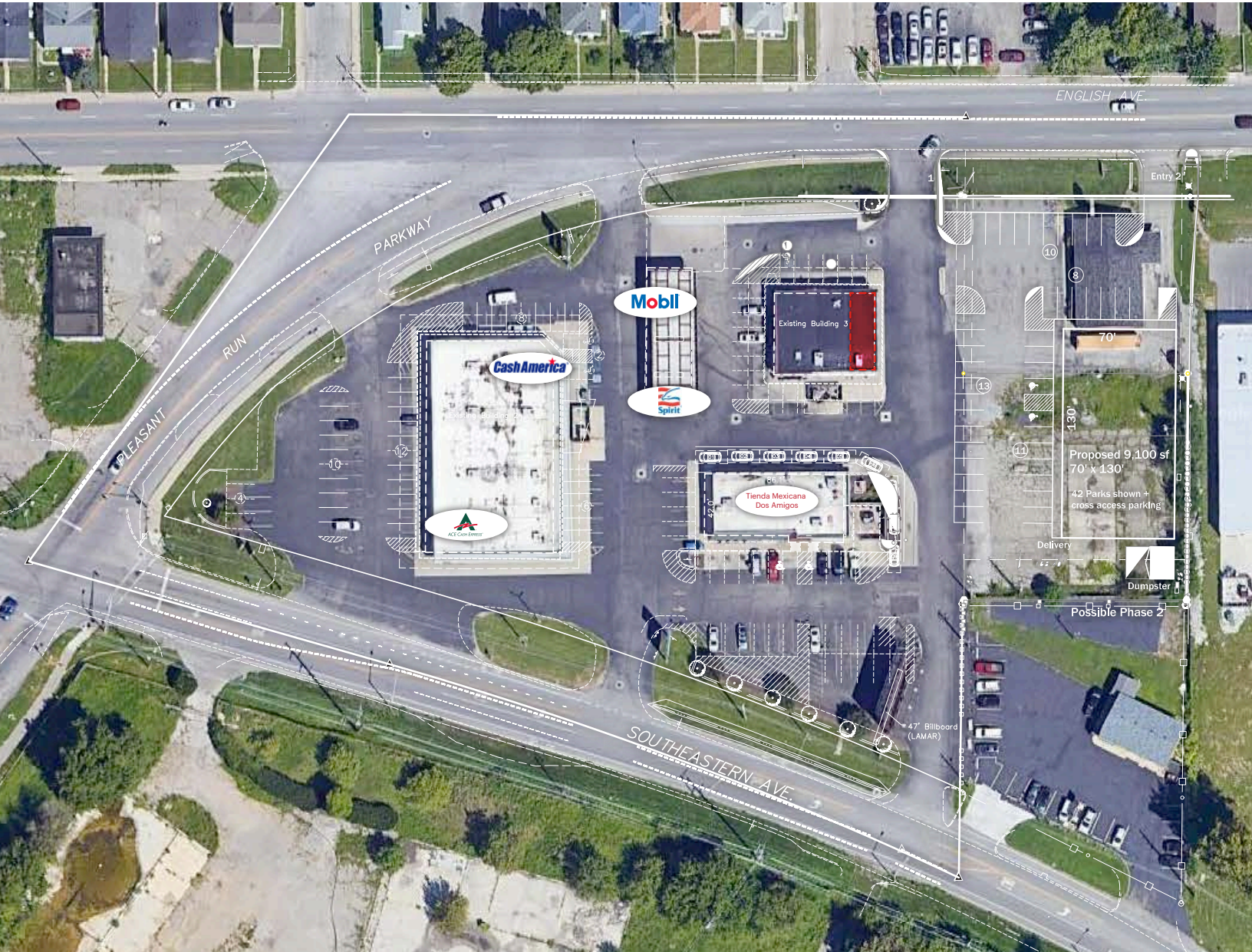


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## Site Layout Overlay



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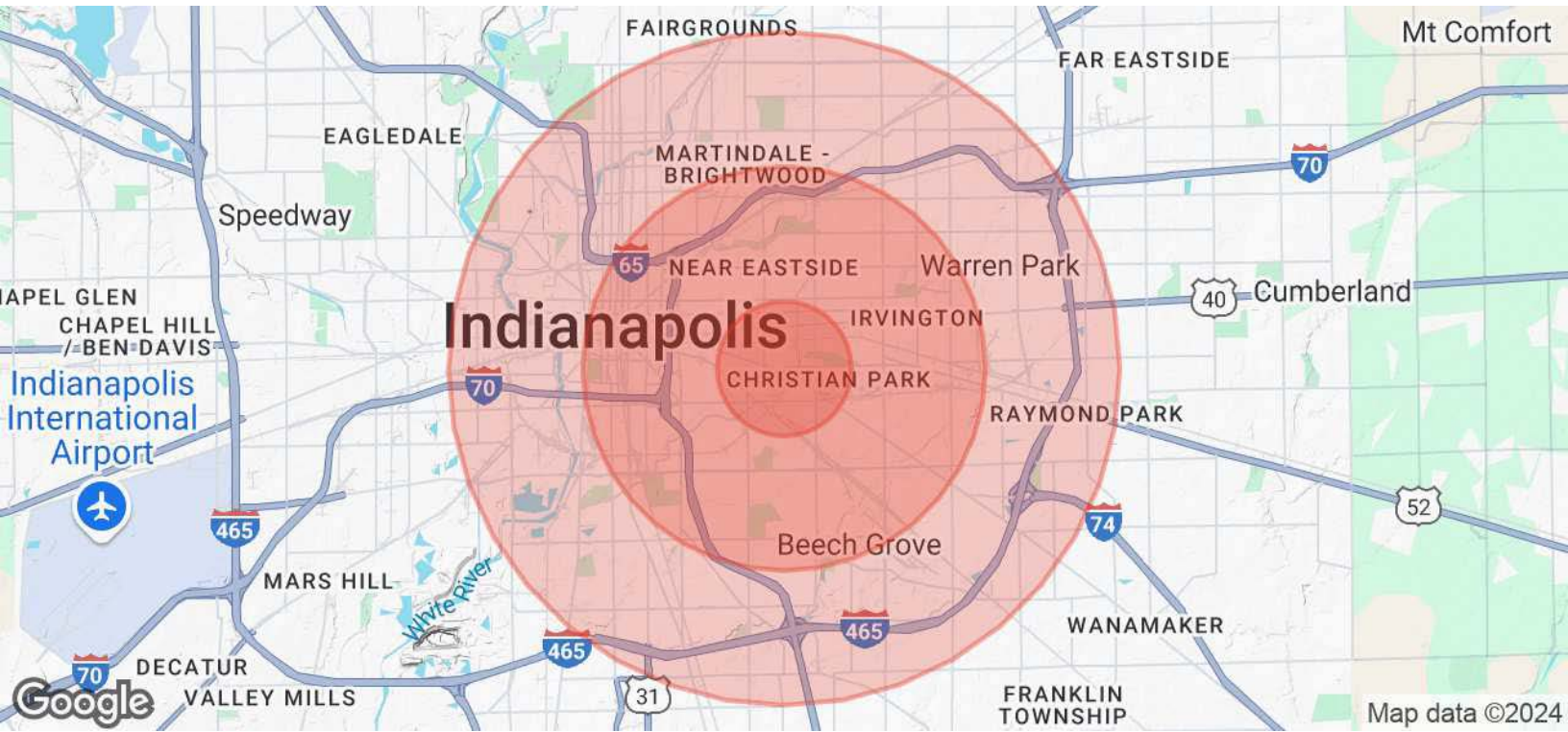






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## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,133	115,002	241,484
Average Age	36.8	35.6	35.2
Average Age (Male)	35.7	35.2	33.7
Average Age (Female)	38.2	36.0	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,741	59,087	121,183
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$30,936	\$49,953	\$47,235
Average House Value	\$65,553	\$158,002	\$136,562

2020 American Community Survey (ACS)

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