

# RETAIL PROPERTY FOR LEASE

1404 N Main Street Speedway, IN 46224



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Building for Lease in Downtown Speedway that is a Perfect Fit for Office and Retail Uses

## PROPERTY HIGHLIGHTS

- 3,200 Square Feet available in the Heart of Downtown Speedway
- 1,600 Square Feet on Main Level / 1,600 Square Feet on Lower Level
- 10 Parking Spaces Designated for Premises
- New Roof and Major Exterior Renovations Underway
- The Indianapolis Motor Speedway is a Year Round International Draw and is Home to the World's Largest Sporting Event

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	104,977	238,524
Average HH Income	\$63,826	\$74,255
Businesses	3,935	13,753
Employees	32,115	172,620

## TRAFFIC COUNTS

W 16th Street	25,100
Main Street	4,535



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## SHAWN HEFFERN

Direct: 317.597.1715  
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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.



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Free  
Public  
Parking

Free Public Parking

Main Street



Reserved  
Site  
Parking

SITE



Free Public Parking

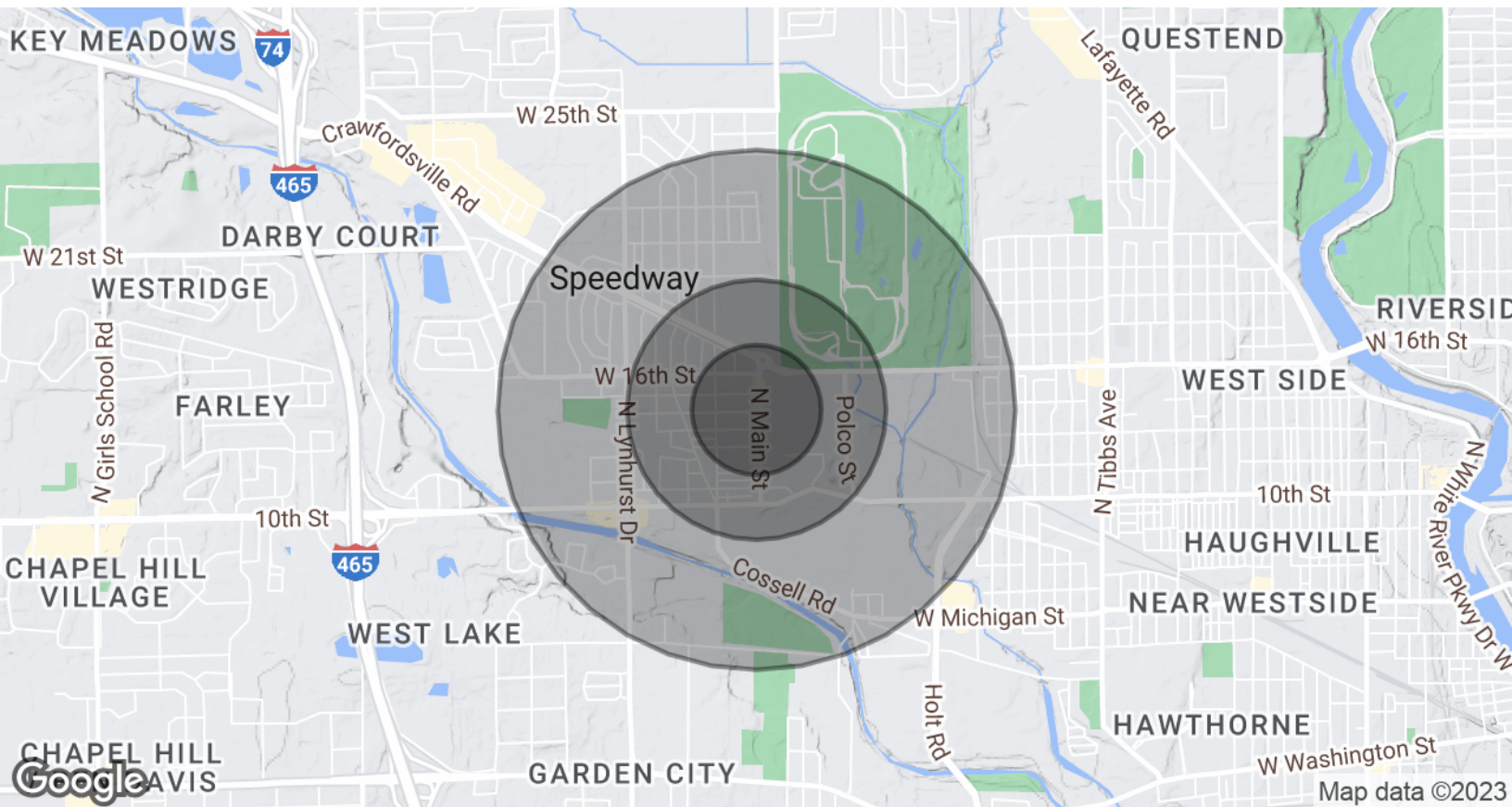
W 14th Street

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## POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	104,977	238,524	401,613
Projected Population (2028)	107,861	246,555	417,584
Total Households	40,719	99,459	163,915
Median Home Value	\$148,007	\$171,080	\$193,094

## INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$63,826	\$74,255	\$84,588
Daytime Population (16+ years)	62,261	239,554	360,377
Total Businesses	3,935	13,753	21,237
Total Employees	32,115	172,620	248,852

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