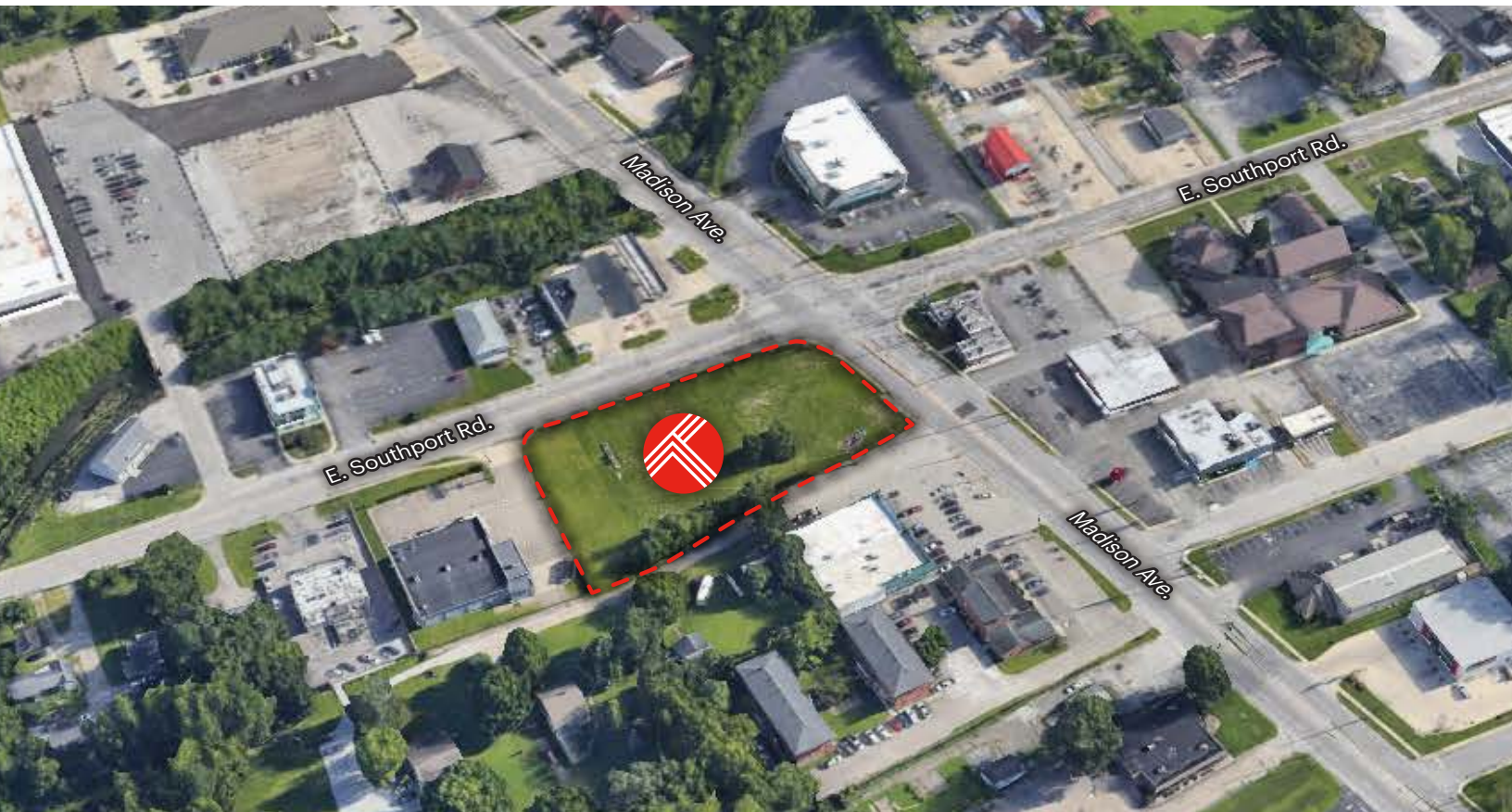




7002 S. Madison Ave. Indianapolis, IN 46227



PROPERTY OVERVIEW

GAS AND CONVENIENCE STORE RESTRICTED

- Great Location
- SWC – Madison Avenue & Southport Road
- Incredible Visibility from All Directions
- Located at Stoplight Intersection
- Ample Parking
- Ingress & Egress from Madison Avenue & Southport Road
- Prime South Side Intersection
- Connects with I-65, US 31 & SR 37
- Significant local and commuter traffic
- Residential & Commercial Growth Area

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	1.48 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,957	38,423	84,905
Total Population	8,737	88,662	199,564
Average HH Income	\$60,298	\$62,369	\$67,981





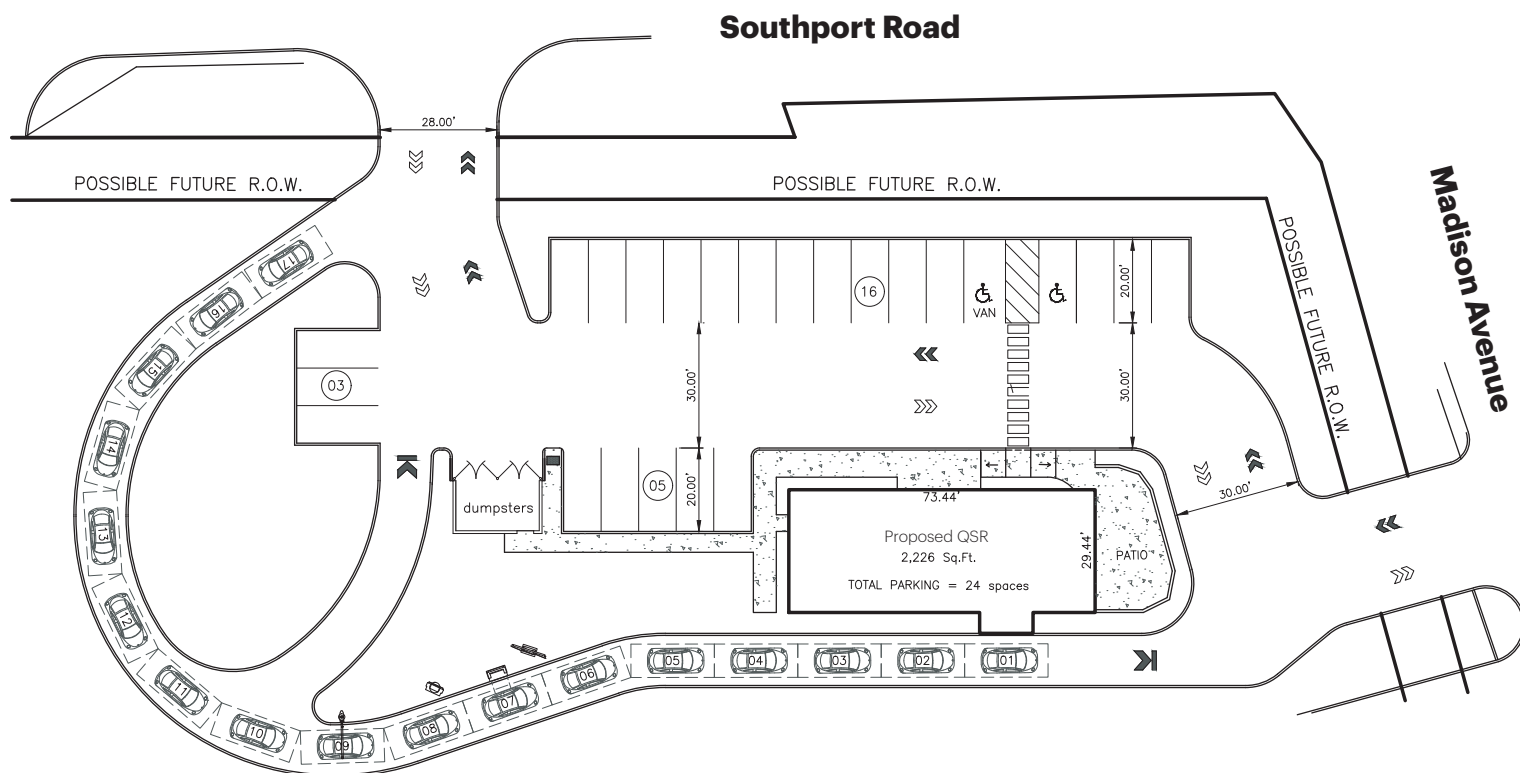
7002 S. Madison Ave. Indianapolis, IN 46227





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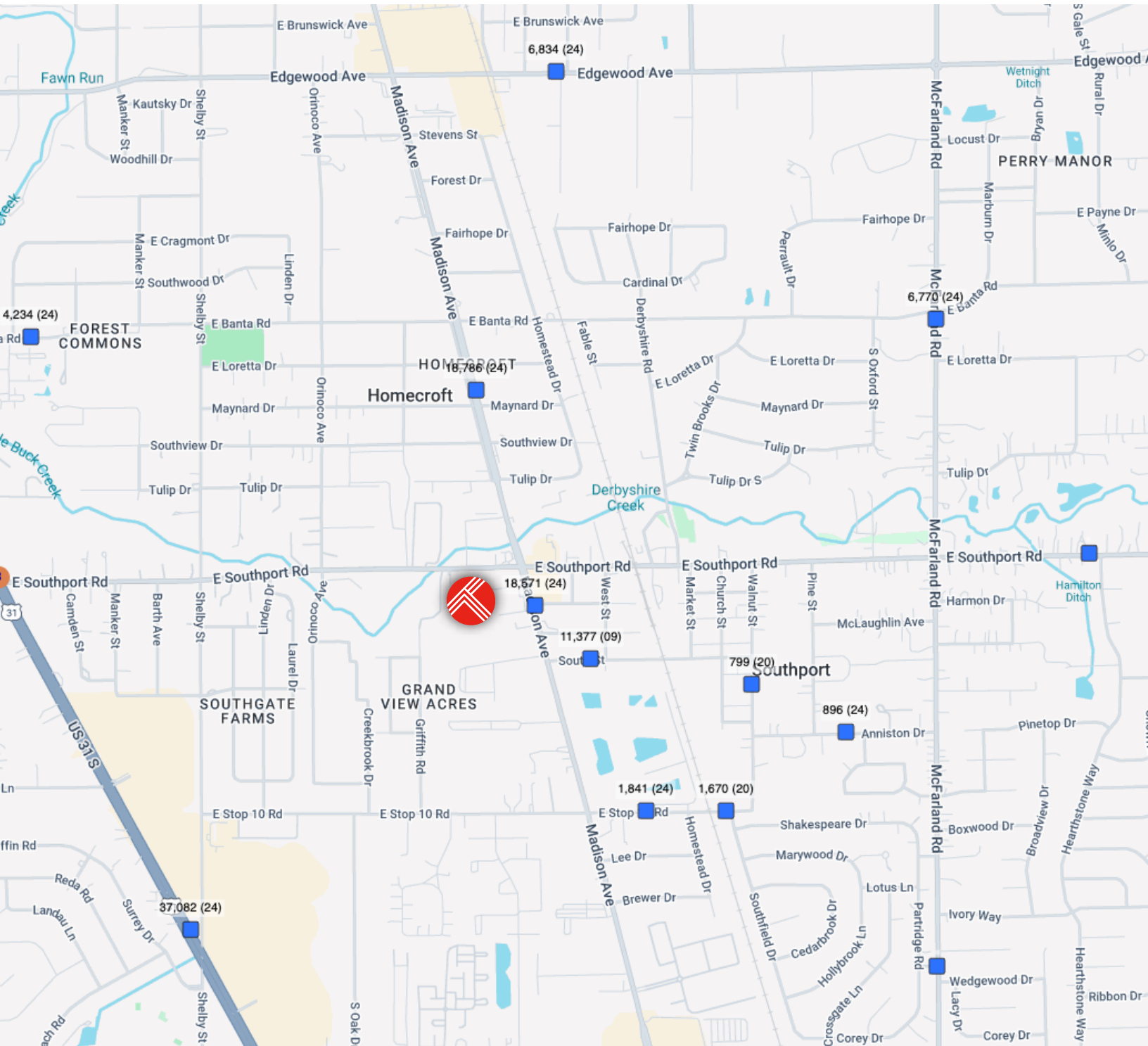
Example Site Plan





7002 S. Madison Ave. Indianapolis, IN 46227

Traffic Counts





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Surrounding Businesses

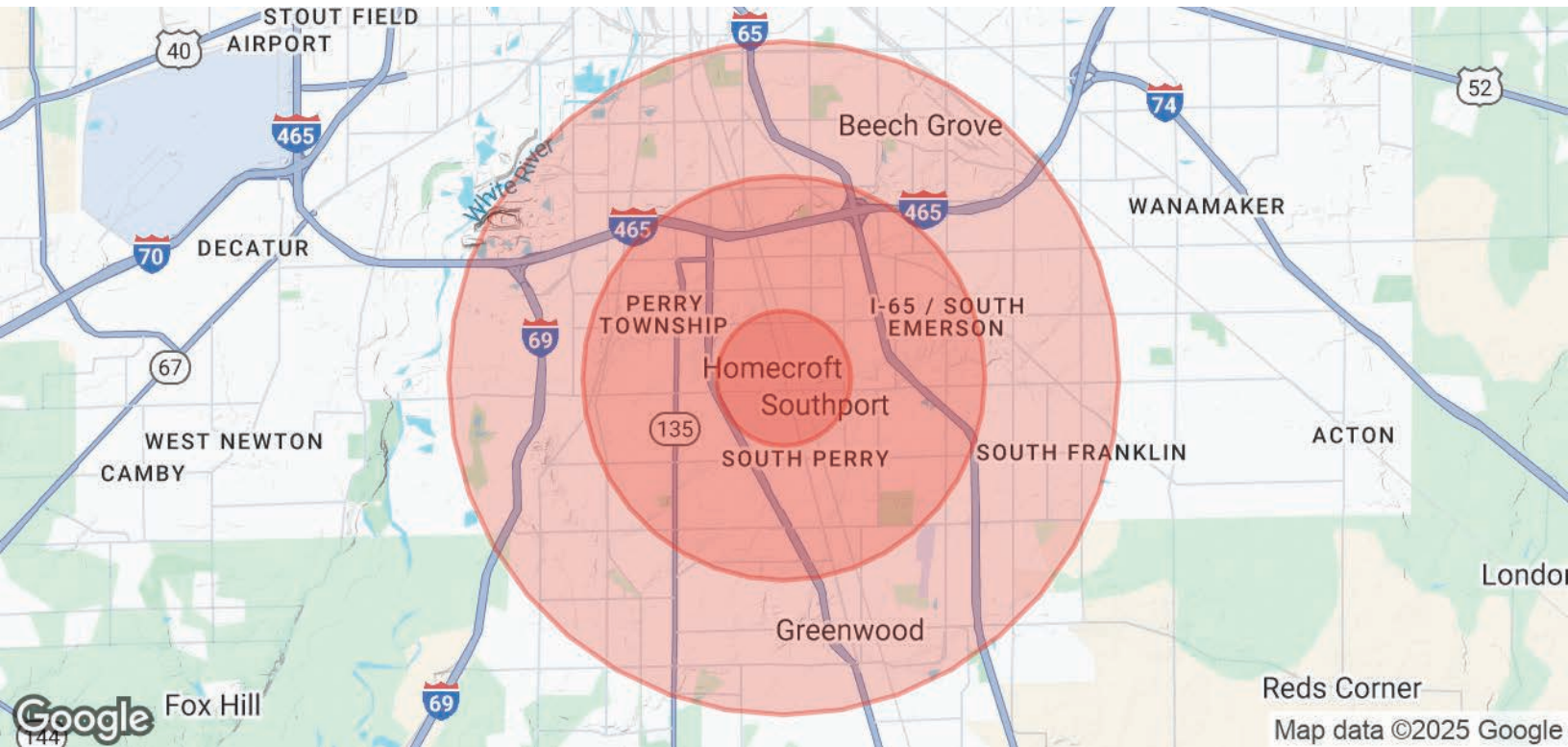




7002 S. Madison Ave.

Indianapolis, IN 46227

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,737	88,662	199,564
Average Age	34.0	36.1	37.3
Average Age (Male)	33.2	35.9	36.6
Average Age (Female)	36.5	37.4	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,957	38,423	84,905
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$60,298	\$62,369	\$67,981
Average House Value	\$124,941	\$136,399	\$146,655

2020 American Community Survey (ACS)

