

OWNER-USER OPPORTUNITY

PROPERTY WEBSITE



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF

39,812 SF

SALE PRICE

\$2,100,000

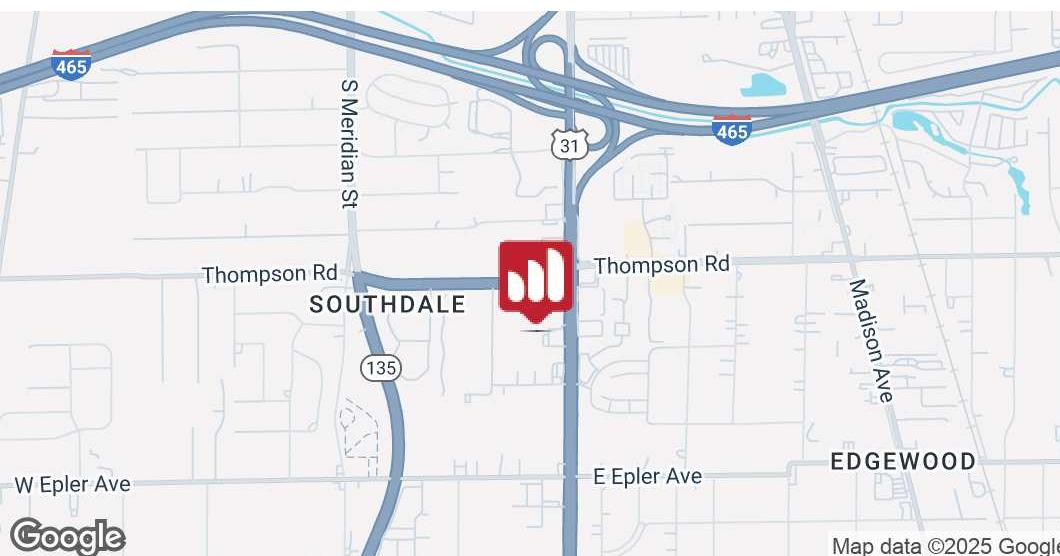


FOR SALE

**PARK 31 SOUTH
- BUILDING C**
5224 S. East St.,
Indianapolis, IN
46227

PROPERTY HIGHLIGHTS

- Owner-user opportunity
- 39,812 SF office building for sale
- Great long-term equity building & control over workspace
- Prime location just off of US 31 & close proximity to I-465
- Below-market rents
- Customizable interiors & flexible floor plans



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PARK 31 SOUTH - BUILDING C

5224 S. East St., Indianapolis, IN 46227

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Indianapolis area! This 39,812 SF building at 5218 S. East St. presents an ideal space for office building investors. This property offers spaces ranging from 1,102 to 2,980 square feet, providing great long-term equity building & control over workspace. With below-market rents, investors can capitalize on this lucrative asset & tailor it to their specific needs.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Park 31 South & 5218 S. East St. in Indianapolis, IN. This dynamic location offers convenient access to key business districts, with numerous dining & entertainment options nearby. Just a six (6) mile drive away, the bustling downtown area provides a thriving hub for commerce & culture. With easy access to major highways like US 31 & I-465, the area fosters connectivity for both professionals & visitors alike. This is the fastest-growing suburb in the MSA, with great demographics for a prime investment opportunity to thrive off of.

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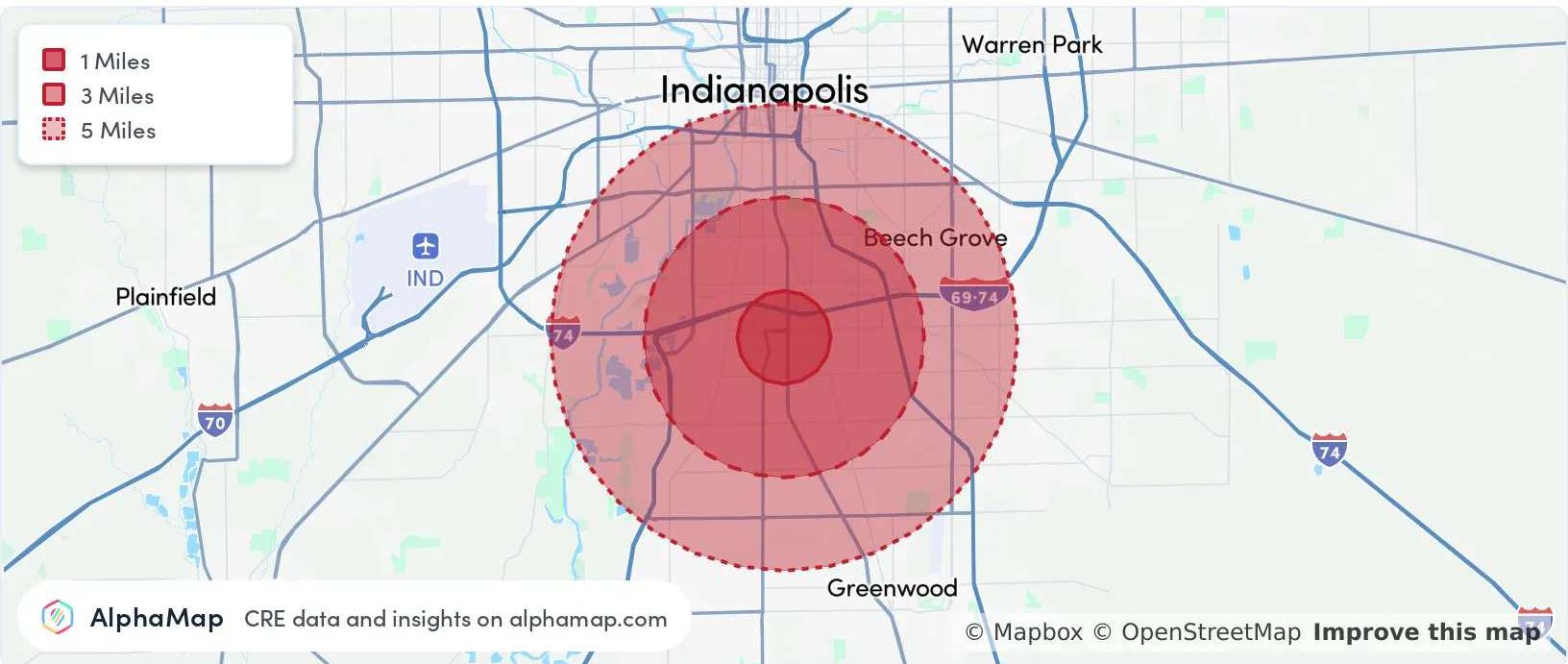
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FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,267	73,650	198,961
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,649	28,123	78,307
Persons per HH	2.5	2.6	2.5
Average HH Income	\$69,632	\$79,473	\$82,393
Average House Value	\$187,368	\$219,774	\$228,620
Per Capita Income	\$27,852	\$30,566	\$32,957

Map and demographics data derived from AlphaMap

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