



# 6910 N. Shadeland Ave

## Indianapolis, IN 46220



### PROPERTY OVERVIEW

Join the Center for At Risk Elders and Hemophilia of Indiana in the Tharp Investments building on North Shadeland Avenue, right alongside I-465.

This locally-owned and managed building has clear, high traffic interstate visibility. Located along a stretch of I-465 that has nearly 20% more VPD than any other location along the I-465 beltway! Located in a sophisticated commercial district with ample parking.

### PROPERTY HIGHLIGHTS

- Building & Monument Signage Options Available for North & South Side of the Building
- Easy access from North Shadeland Avenue
- Build-to-suit option available

### OFFERING SUMMARY

|                  |  |
|------------------|--|
| Sale Price:      | \$20/SF full service                                     |
| Building Size:   | 24,000+ SF   |
| Available SF     | 1st Floor: Approx 4,000 SF<br>2nd Floor: Approx 6,000 SF |
| Number of Units: | 6  |
| Zoning:          | Commercial   |
| Submarket:       | North Shadeland  |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES  |
|-------------------|-----------|-----------|----------|
| Total Households  | 3,410     | 26,532    | 80,866   |
| Total Population  | 7,852     | 59,549    | 186,369  |
| Average HH Income | \$113,003 | \$101,820 | \$97,021 |





# 6910 N. Shadeland Ave

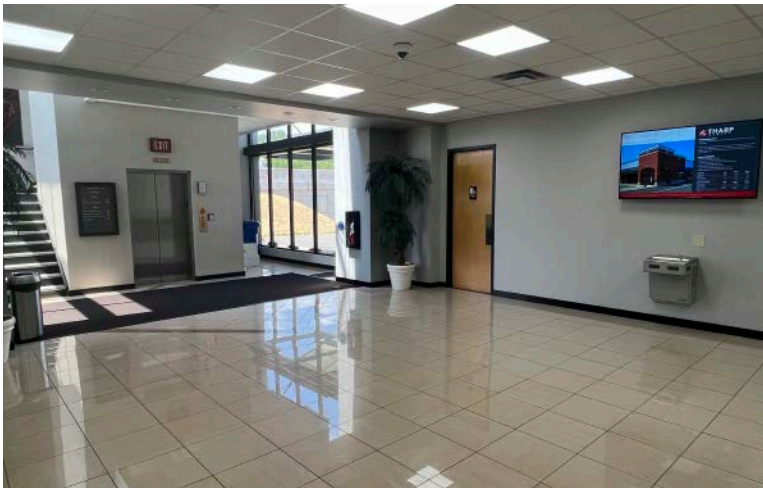
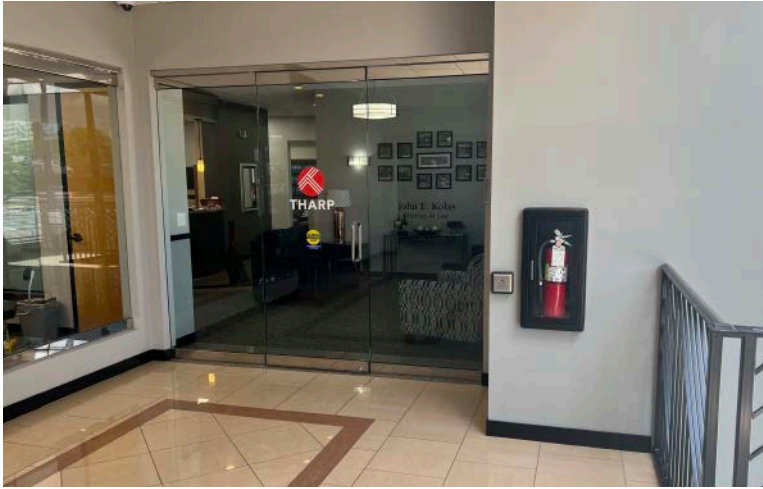
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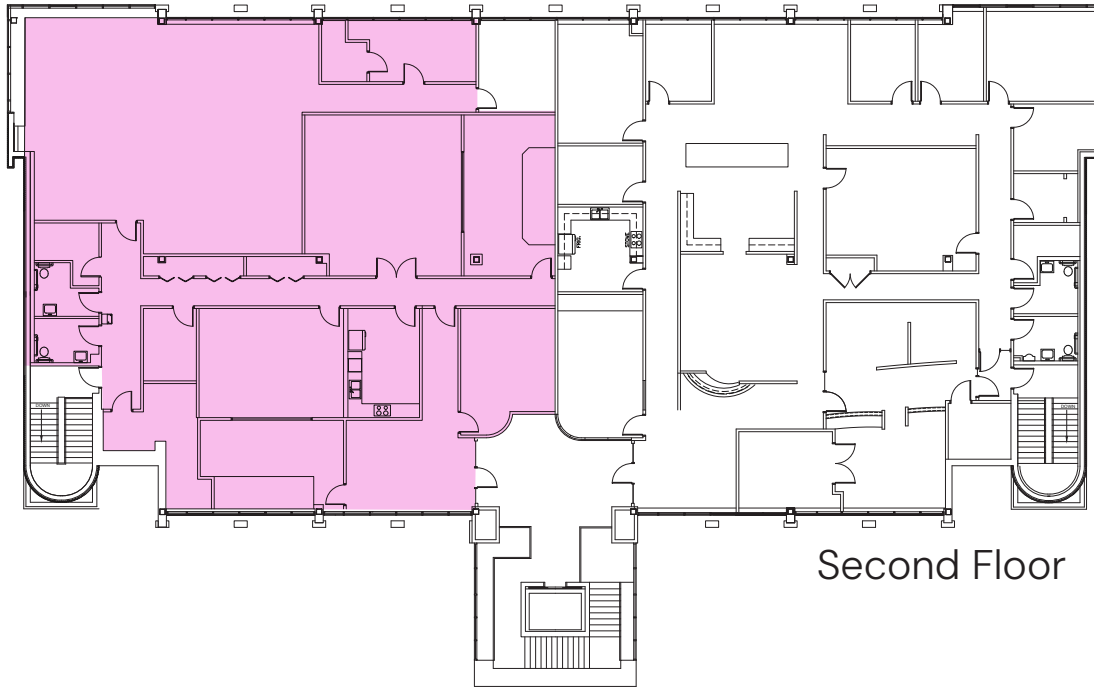
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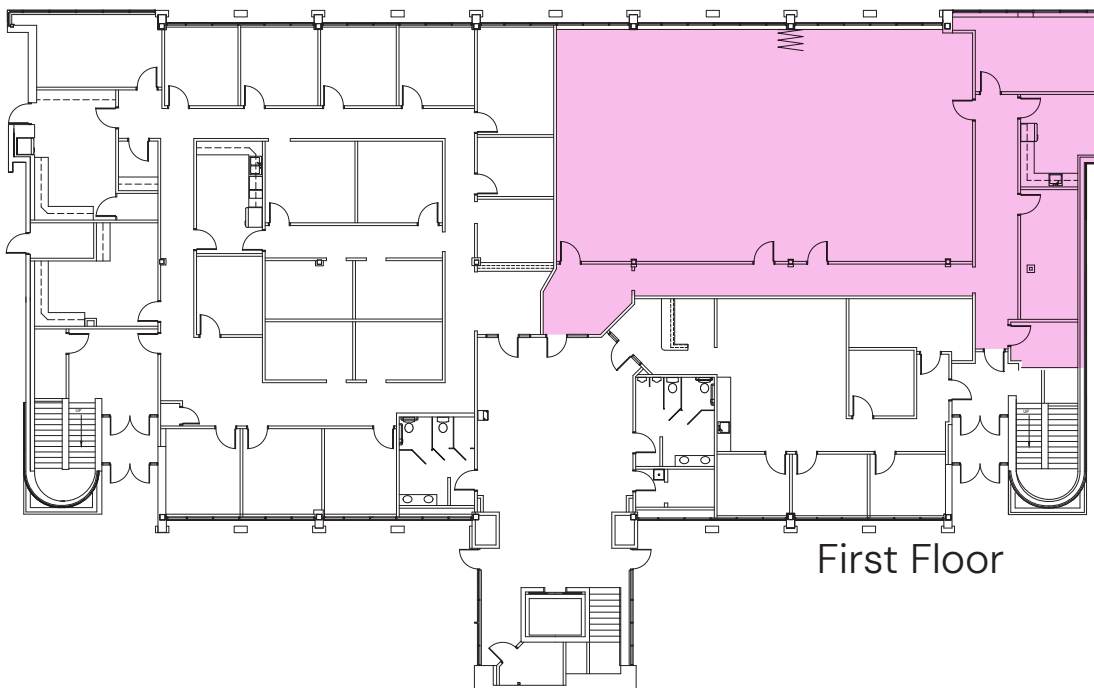




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Second Floor



First Floor

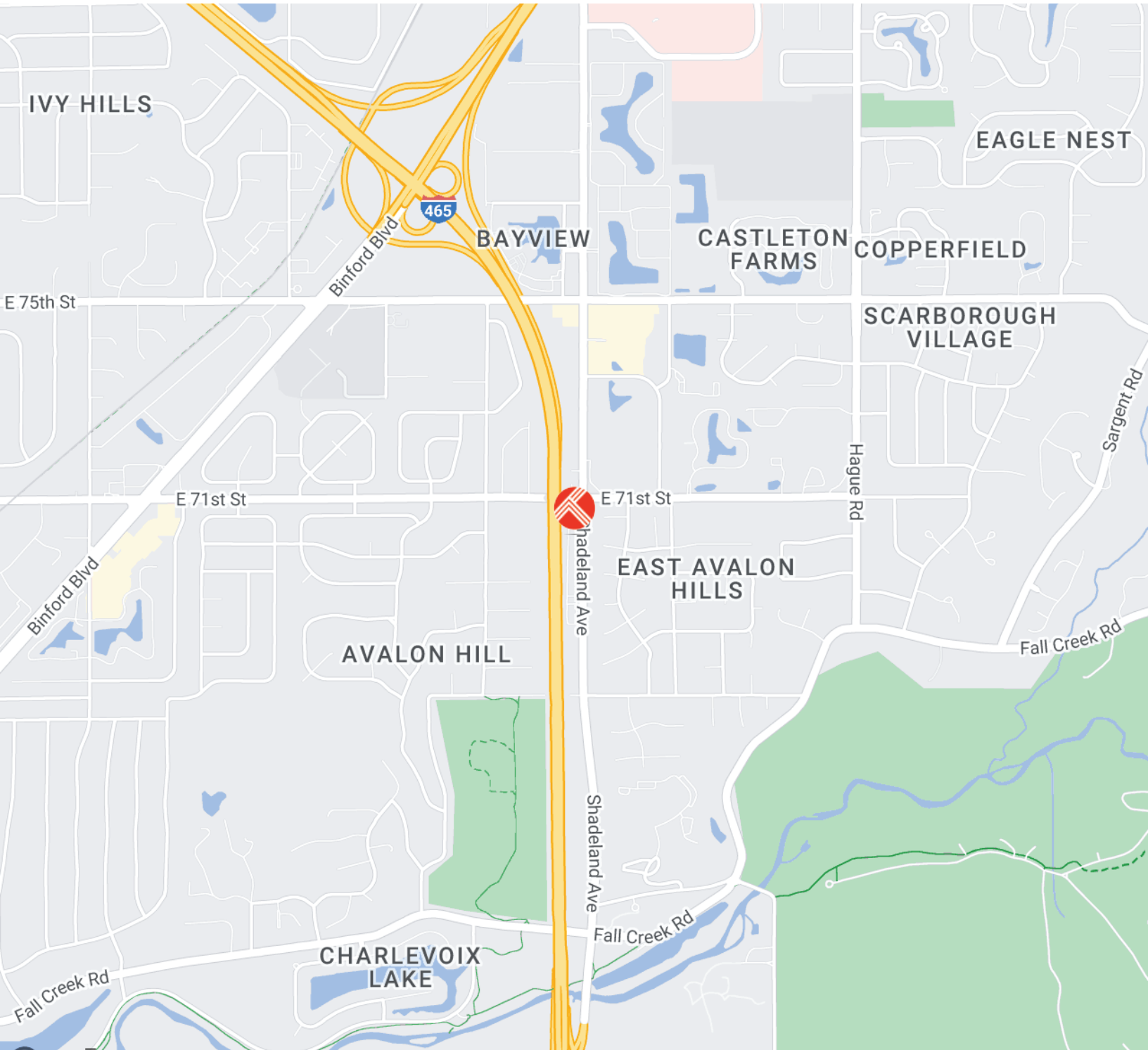




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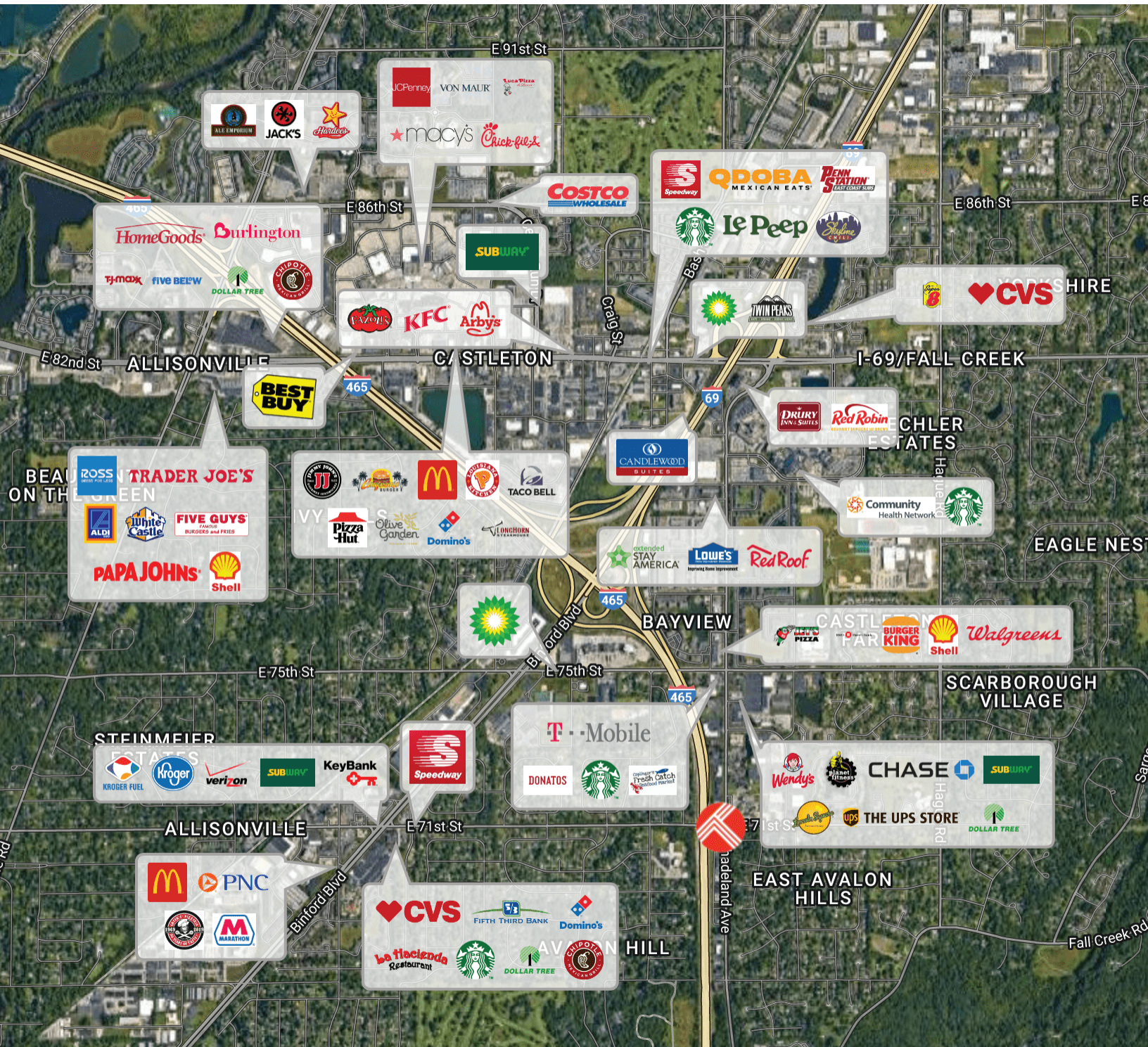
### Area Map





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## Surrounding Businesses

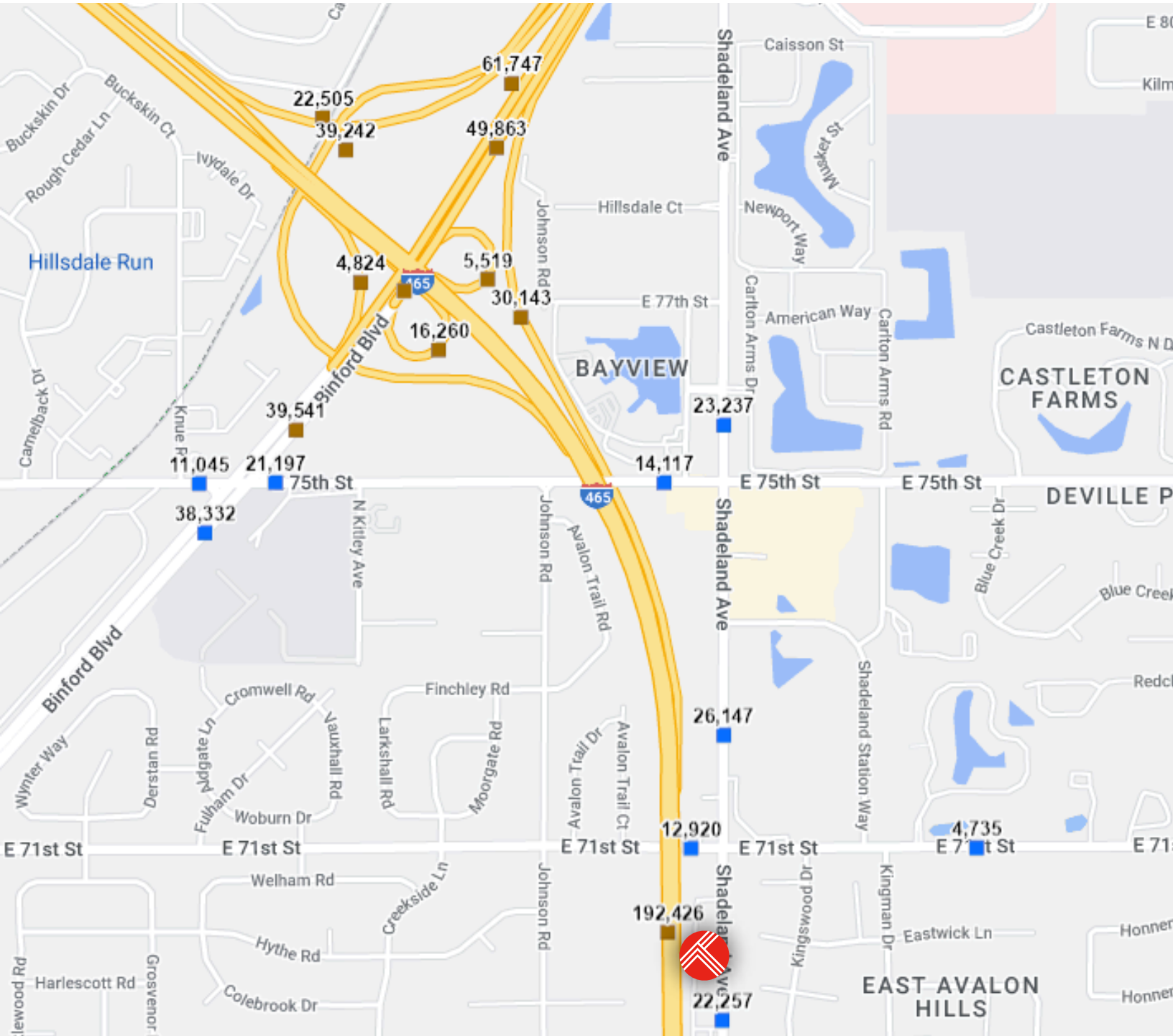




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### Traffic Counts

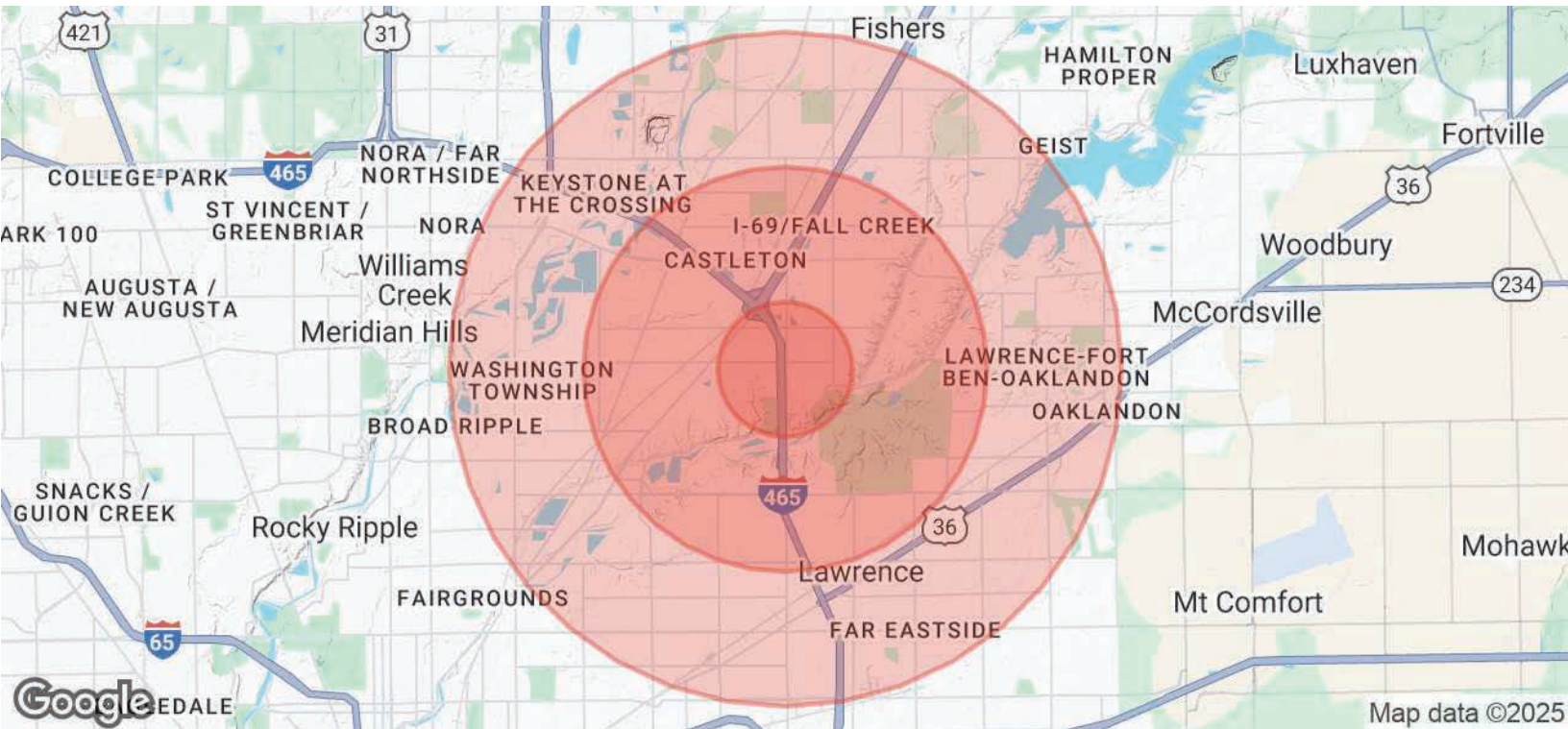




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### Demographics



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 7,852         | 59,549         | 186,369        |
| Average Age                    | 40            | 40             | 40             |
| Average Age (Male)             | 39            | 39             | 38             |
| Average Age (Female)           | 40            | 41             | 41             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 3,410         | 26,532         | 80,866         |
| # of Persons per HH            | 2.3           | 2.2            | 2.3            |
| Average HH Income              | \$113,003     | \$101,820      | \$97,021       |
| Average House Value            | \$317,018     | \$332,614      | \$298,353      |

Demographics data derived from AlphaMap

