

OFFICE BUILDING FOR SALE & LEASE

215 E 38th St

Indianapolis, IN 46205

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

Distinctive stand-alone commercial property featuring original architectural character and a flexible layout for office or retail users. The property offers ample parking, strong visibility and existing drive-thru capability.

PROPERTY HIGHLIGHTS

- 9,060 SF Stand-Alone Commercial Building
- One-Acre Site with 70+ Parking Spaces
- Existing Drive-Thru Capability
- Open Main-Level Layout with Private Offices Below
- Prominent E 38th Street Frontage
- Near Meridian Street & Washington Boulevard
- Convenient Access to I-65
- Near Mapleton-Fall Creek & Butler-Tarkington

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lease Rate:	\$10 SF/yr (NNN)
Available SF:	9,060 SF
Lot Size:	43,560 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,000	2,705	7,077
Total Population	2,122	5,597	15,891
Average HH Income	\$116,606	\$94,003	\$100,342

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

OFFICE BUILDING FOR SALE & LEASE

215 E 38th St

Indianapolis, IN 46205

COOMBES
REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

OFFICE BUILDING FOR SALE & LEASE

215 E 38th St

Indianapolis, IN 46205

COOMBS
REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

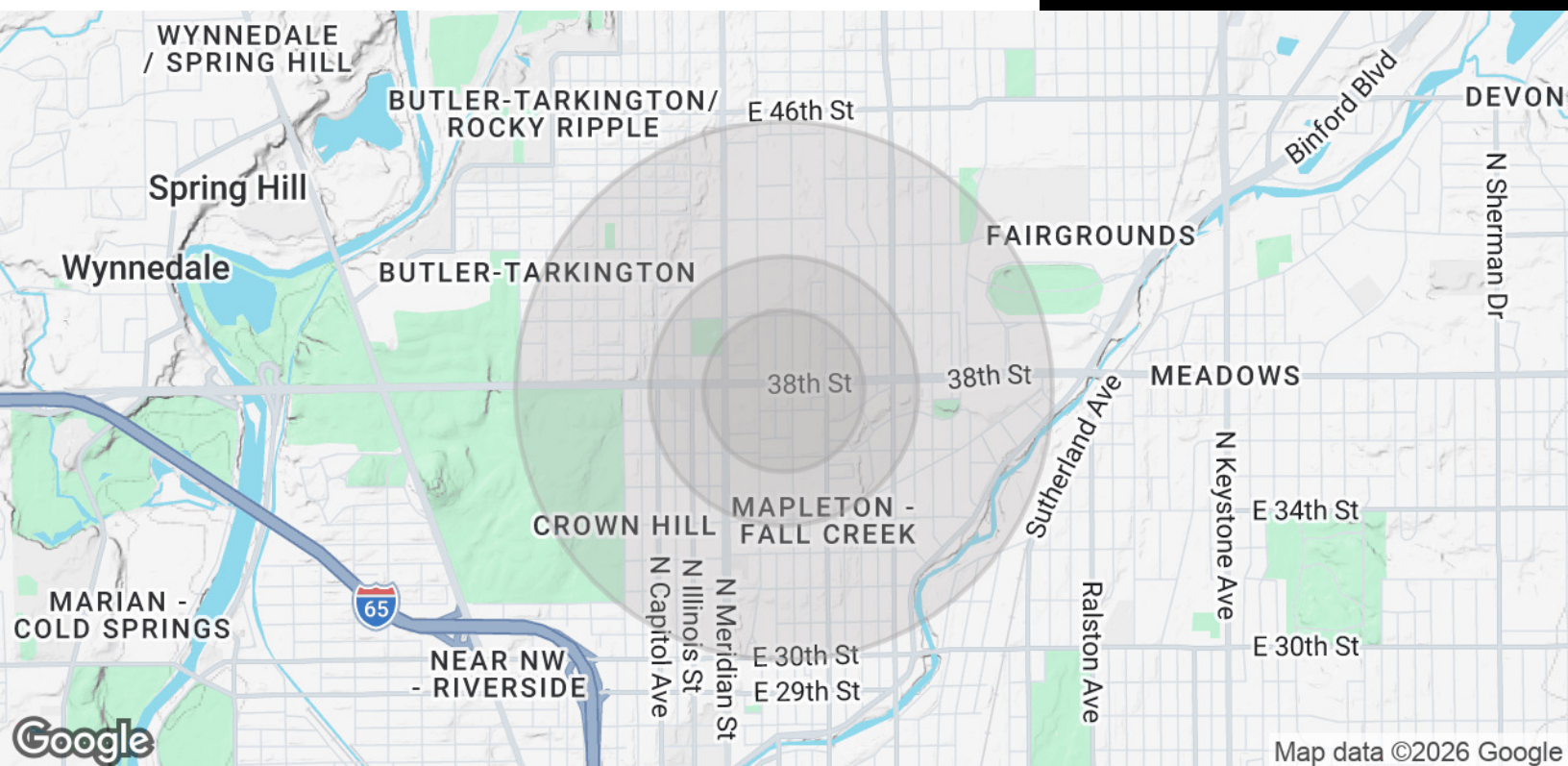
612 N Park Avenue, Indianapolis, IN 46204

OFFICE BUILDING FOR SALE & LEASE

215 E 38th St

Indianapolis, IN 46205

COOMBES REAL ESTATE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,122	5,597	15,891
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	42	40	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,000	2,705	7,077
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$116,606	\$94,003	\$100,342
Average House Value	\$447,050	\$428,680	\$391,060

2020 American Community Survey (ACS)

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204