

2040 E 54th St  
Indianapolis, IN 46220

*For Lease*



Northern Commercial | 12401 Old Meridian Street | Carmel, IN 46302 | 317.843.8448



**PROPERTY DESCRIPTION**

Northern Commercial is pleased to present office space for lease at 2040 E 54th St in Indianapolis. The asking price for the space is \$2,500/month, and the tenant will be responsible for their pro-rate share of utilities.

Located along Keystone Avenue, this layout includes five large (5) private offices, a large conference room, kitchenette and one (1) unisex bathroom, as well as an ample amount of parking is located in the rear of the building. The location is zoned C-3 and will be applicable to those zoning uses.

**PROPERTY HIGHLIGHTS**

- - 5 spacious office suites
- - Modified Gross (Tenant responsible for their pro-rata share of utilities)
- - Updated kitchen
- - New HVAC

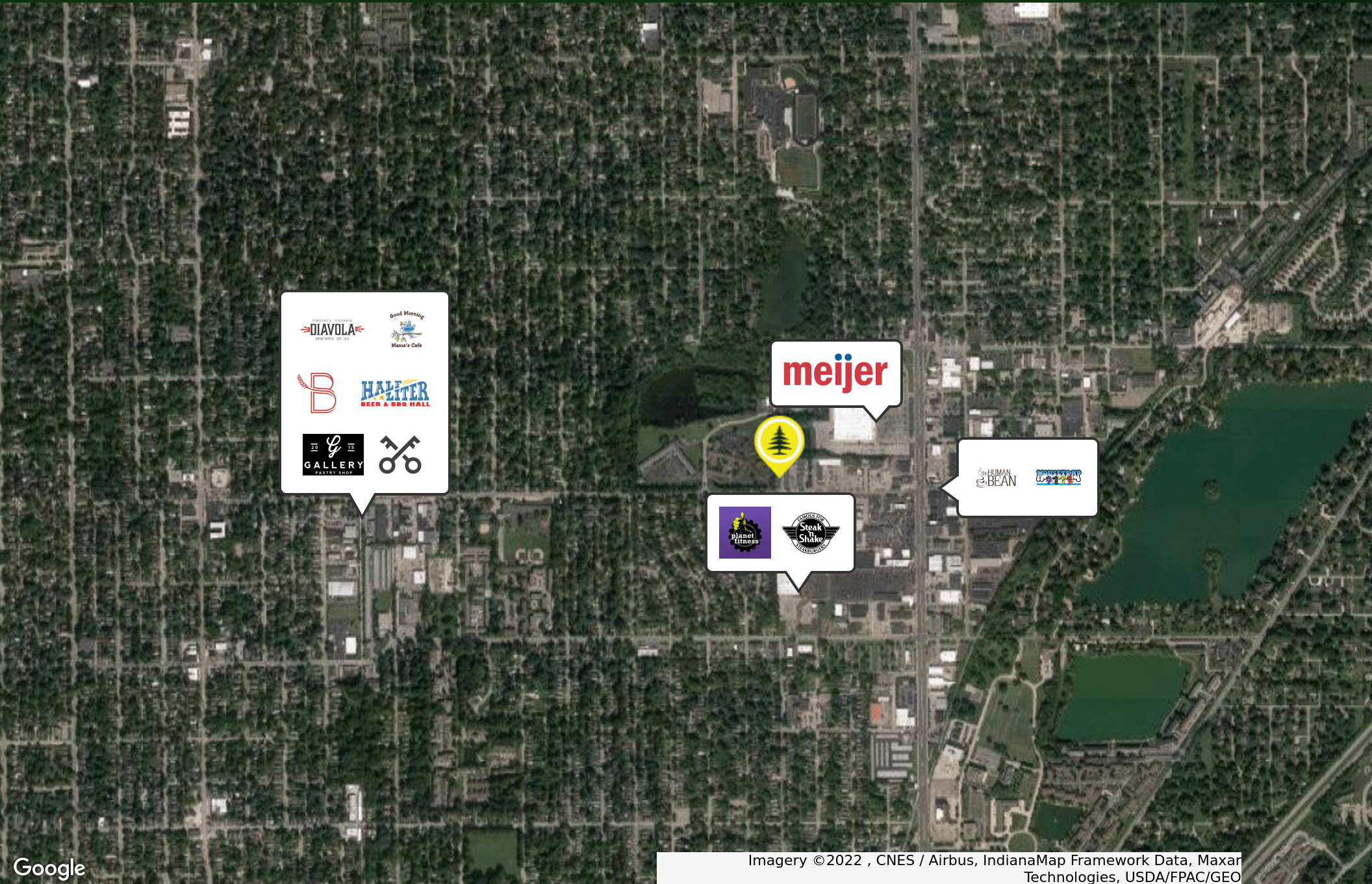
**Jeffrey Lauer**

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**OFFERING SUMMARY**

Lease Rate:	\$2,500.00 per month (MG)
Available SF:	3,420 SF
Lot Size:	0.48 Acres
Building Size:	7,000 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	334	1,517	6,820
Total Population	611	2,774	12,796
Average HH Income	\$60,936	\$62,631	\$70,495



Google

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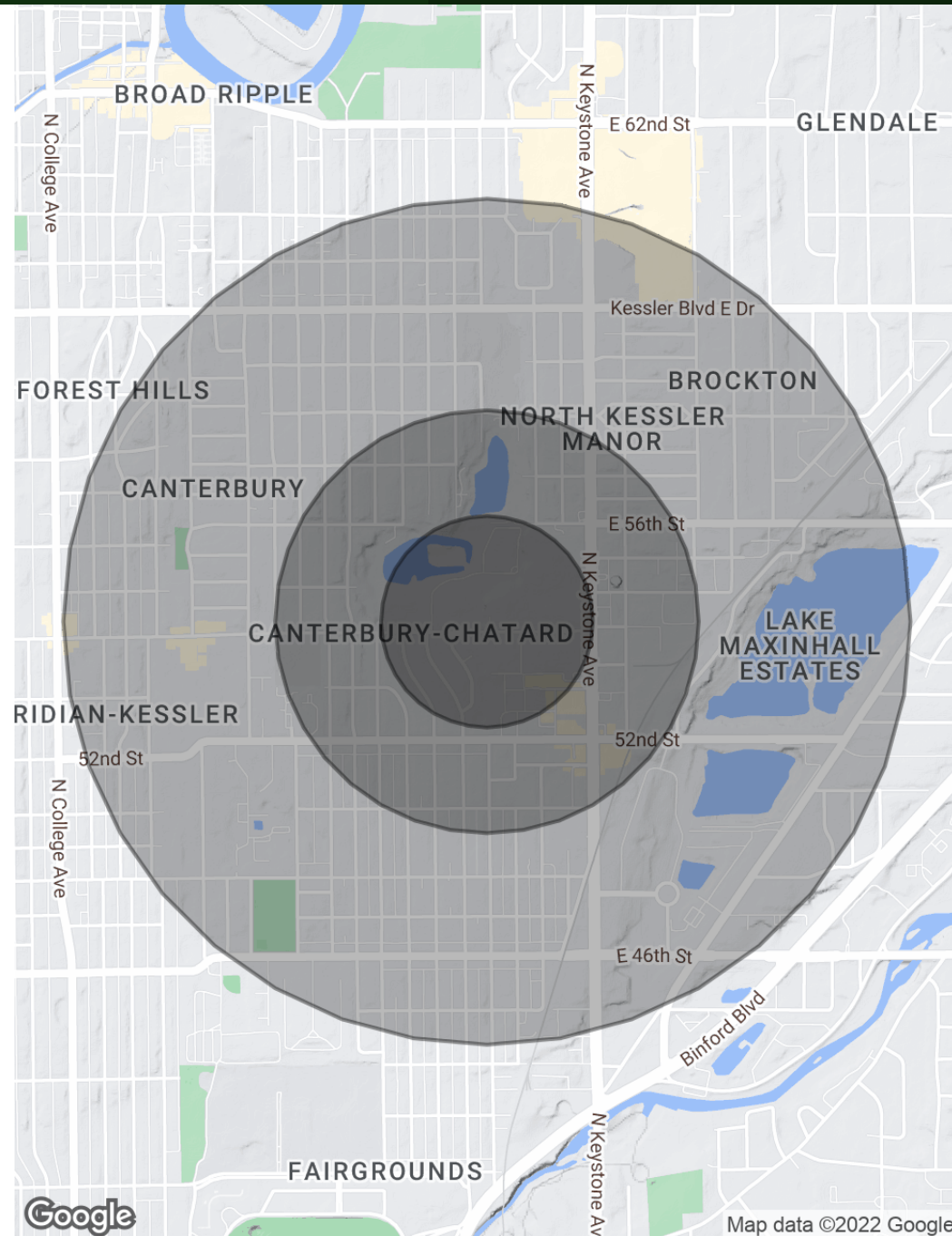
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	611	2,774	12,796
Average Age	45.0	37.6	33.8
Average Age (Male)	35.7	32.6	32.7
Average Age (Female)	55.2	42.0	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,517	6,820
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$60,936	\$62,631	\$70,495
Average House Value	\$181,500	\$172,903	\$177,705

\* Demographic data derived from 2020 ACS - US Census



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