

2,500 SF AVAILABLE

3301 Madison Ave., Indianapolis, IN 46227

FOR LEASE



3301 Madison Ave.

- Spacious interior suitable for a variety of businesses
- Ample parking for customers and employees
- Prominent visibility for increased foot traffic
- Surrounded by interstates (I-465, I-65, and I-70)

CONTACT

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Arnold Meyer Commercial Real Estate

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**PROPERTY
DESCRIPTION**



Property Description

Three buildings are available at 3301 and 3315 Madison Ave., as well as 665-658 Murry St. in Downtown Indianapolis. The Class B flex buildings are for sale as a package—very low management intensive. Includes NNN leases with well-seasoned tenants!

Location Description

Located just south of Downtown Indianapolis and surrounded by interstates (I-465, I-70, I-65). Madison Ave. is a main thoroughfare through the city. Only minutes from the Indianapolis International Airport. Indianapolis, also known as the "Crossroads of America," offers a vibrant and dynamic business environment. The area surrounding the location is home to a diverse mix of businesses, including prominent corporations and startups. With its central location and excellent transportation infrastructure, Indianapolis is an ideal hub for business operations. Nearby attractions such as the Indiana State Museum, Lucas Oil Stadium, and the Indianapolis Cultural Trail offer excellent opportunities for recreation and entertainment. Dining options ranging from eclectic local eateries to upscale restaurants provide a variety of culinary experiences. The robust amenities and thriving business community make Indianapolis an appealing destination for investors.

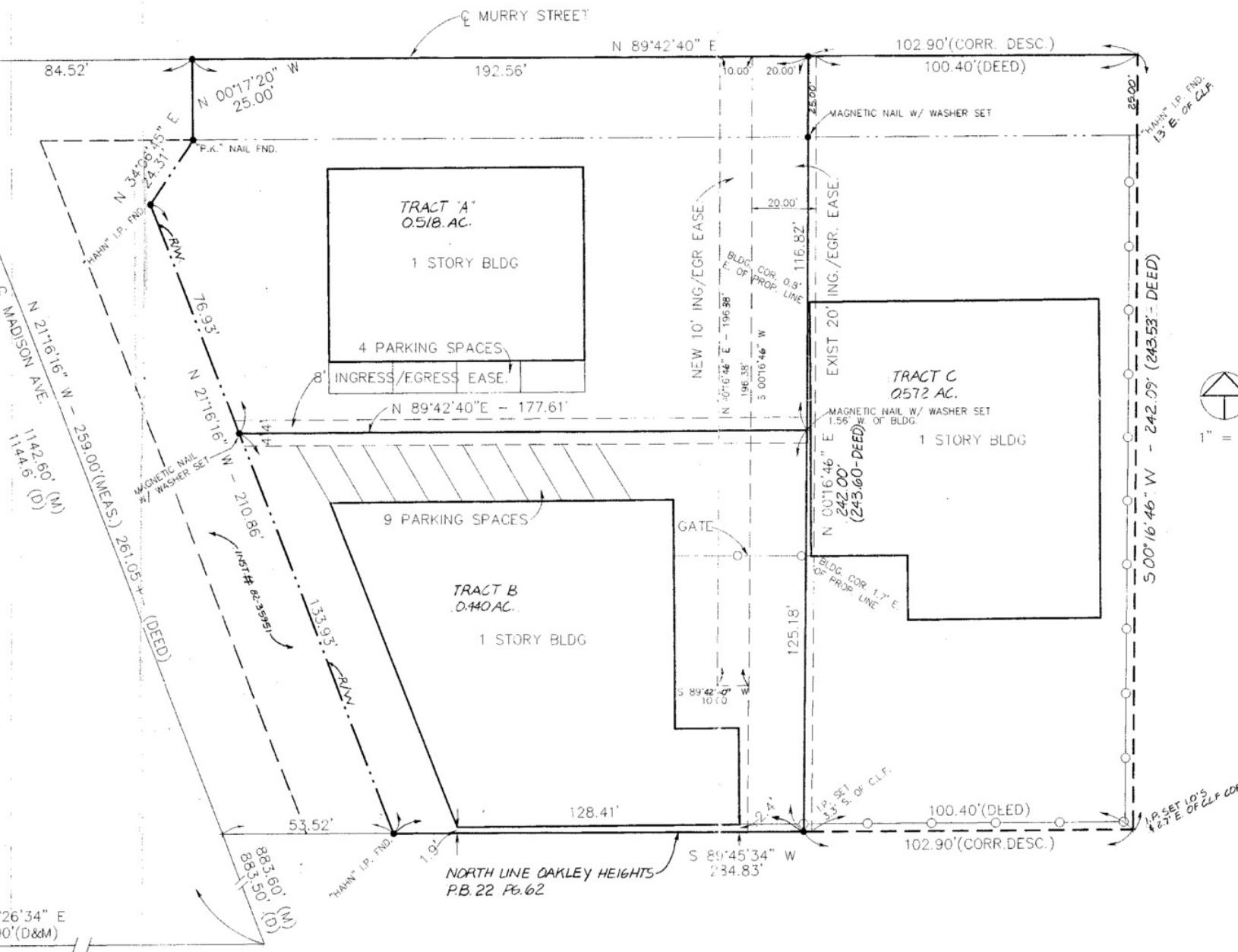
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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
3301 Madison Ave.	Available	2,500 SF	NNN	\$12.50 SF/yr

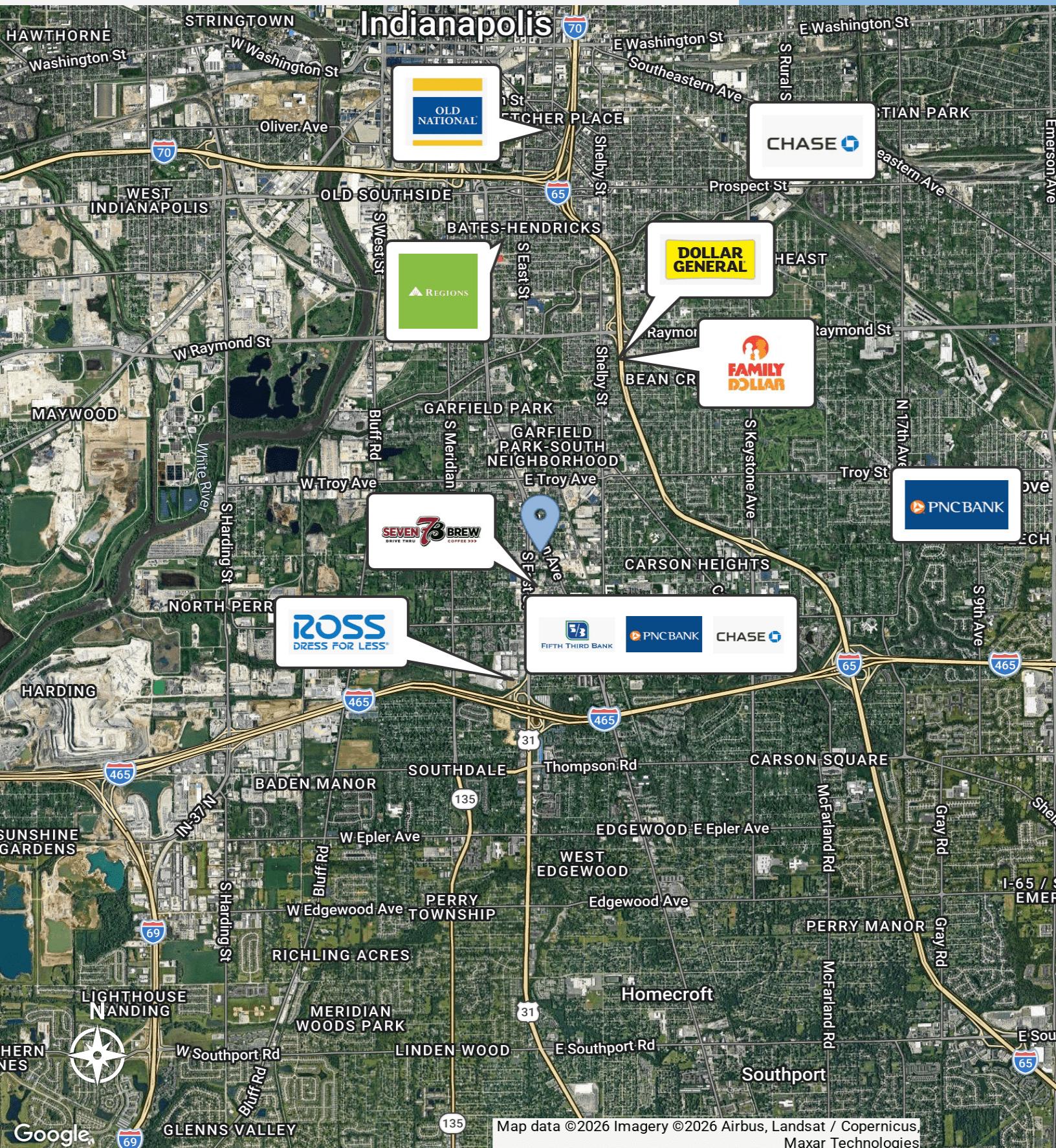
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RETAILER MAP



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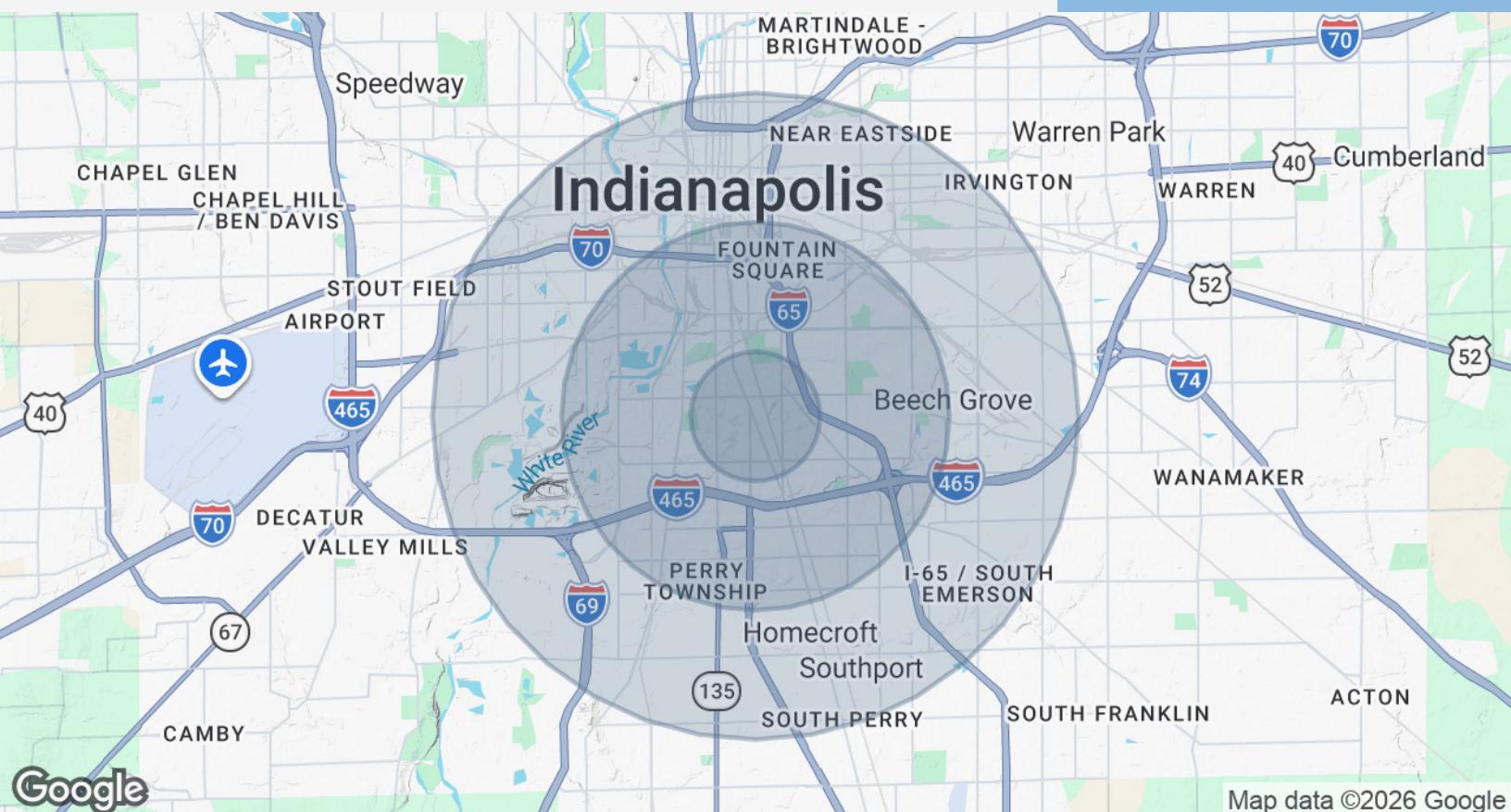


ARNOLD MEYER

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**DEMOGRAPHICS
MAP & REPORT**



Population	1 Mile	3 Miles	5 Miles
Total Population	8,718	69,856	211,406
Average Age	32.5	34.8	34.9
Average Age (Male)	32.0	34.0	34.0
Average Age (Female)	32.9	35.9	36.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,076	33,000	97,866
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$42,894	\$47,997	\$53,812
Average House Value	\$103,361	\$119,805	\$150,522

2020 American Community Survey (ACS)

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