



510 E. Southport Rd.
Indianapolis, IN 46227
For Sale



PROPERTY DESCRIPTION

Enjoy US31 visibility but not at the high price. The property's strategic placement offers excellent visibility and accessibility, making it an appealing option for investors seeking to capitalize on this retail market. Currently for sale including the convenience store business, or the business will sign a lease and sell to an investor. Additionally, the building still has vacancy.

PROPERTY HIGHLIGHTS

- Onsite Parking
- Easy Entry/Exit
- Adjacent to Signalized Intersection

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	0.32 Acres
Building Size:	4,624 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,843	35,263	79,808
Total Population	9,410	90,600	203,840
Average HH Income	\$88,466	\$86,602	\$90,460

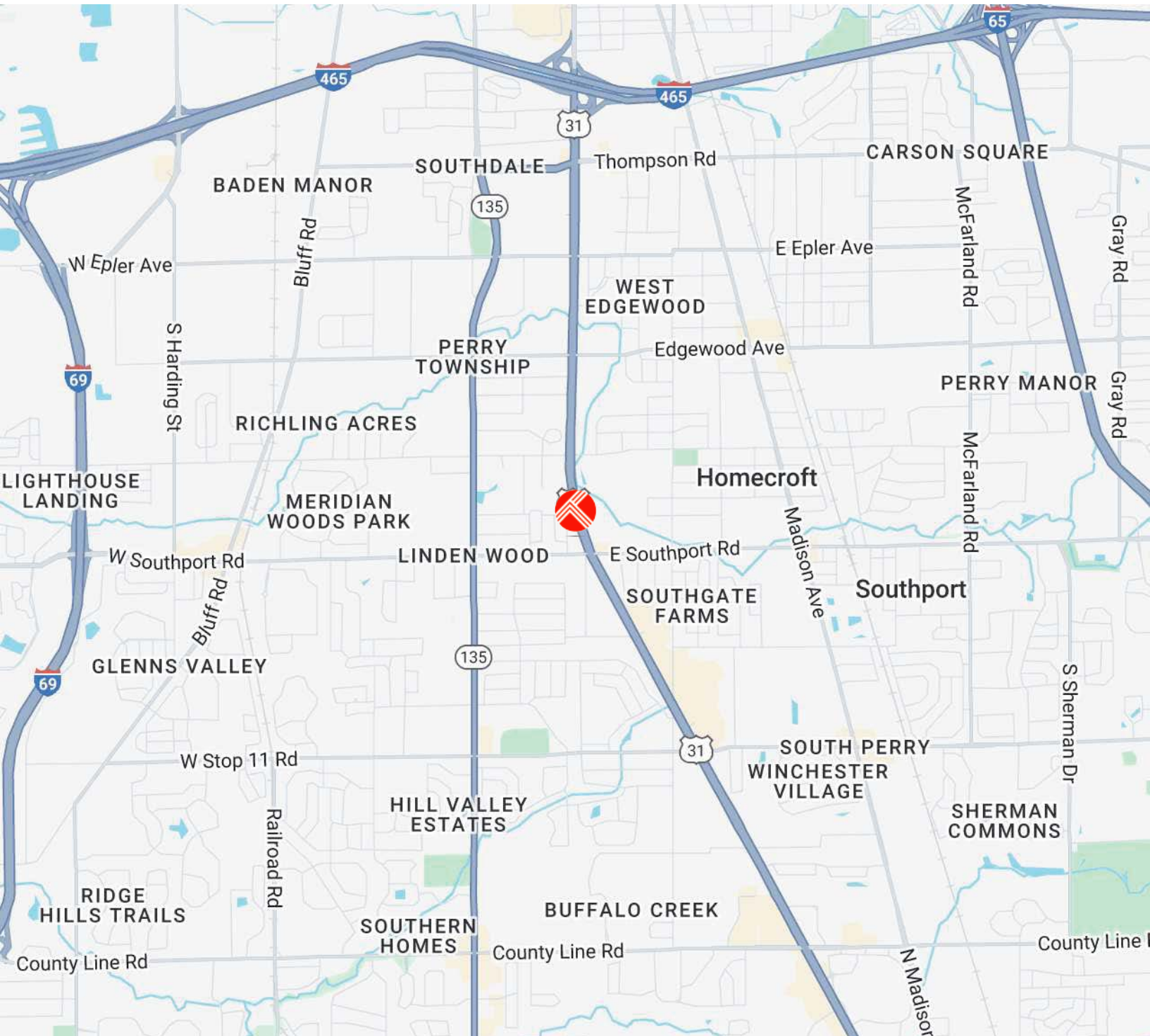
BROKERAGE | MANAGEMENT | DEVELOPMENT



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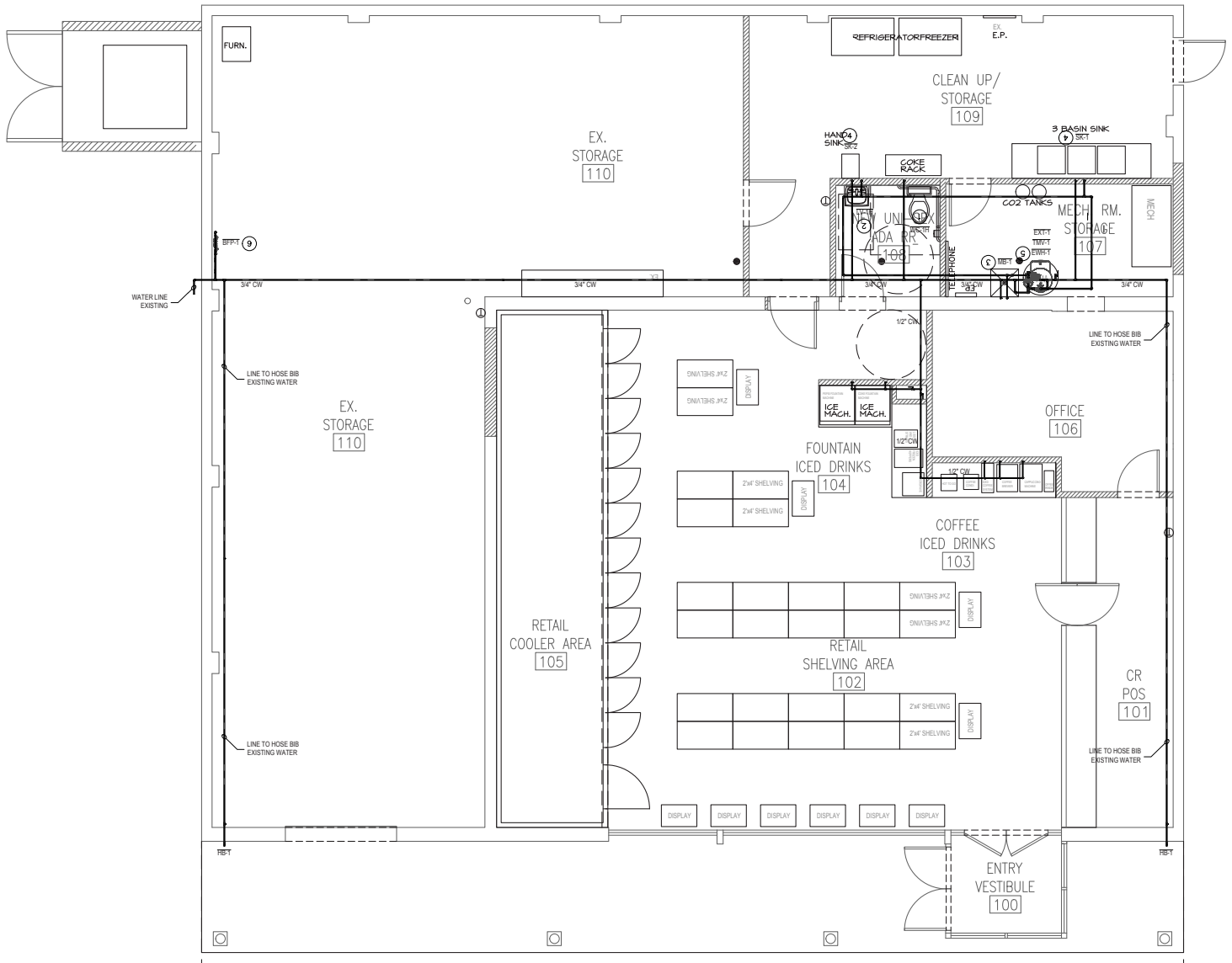
Area Map



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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Floor Plan



E. Southport Rd.



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Surrounding Businesses



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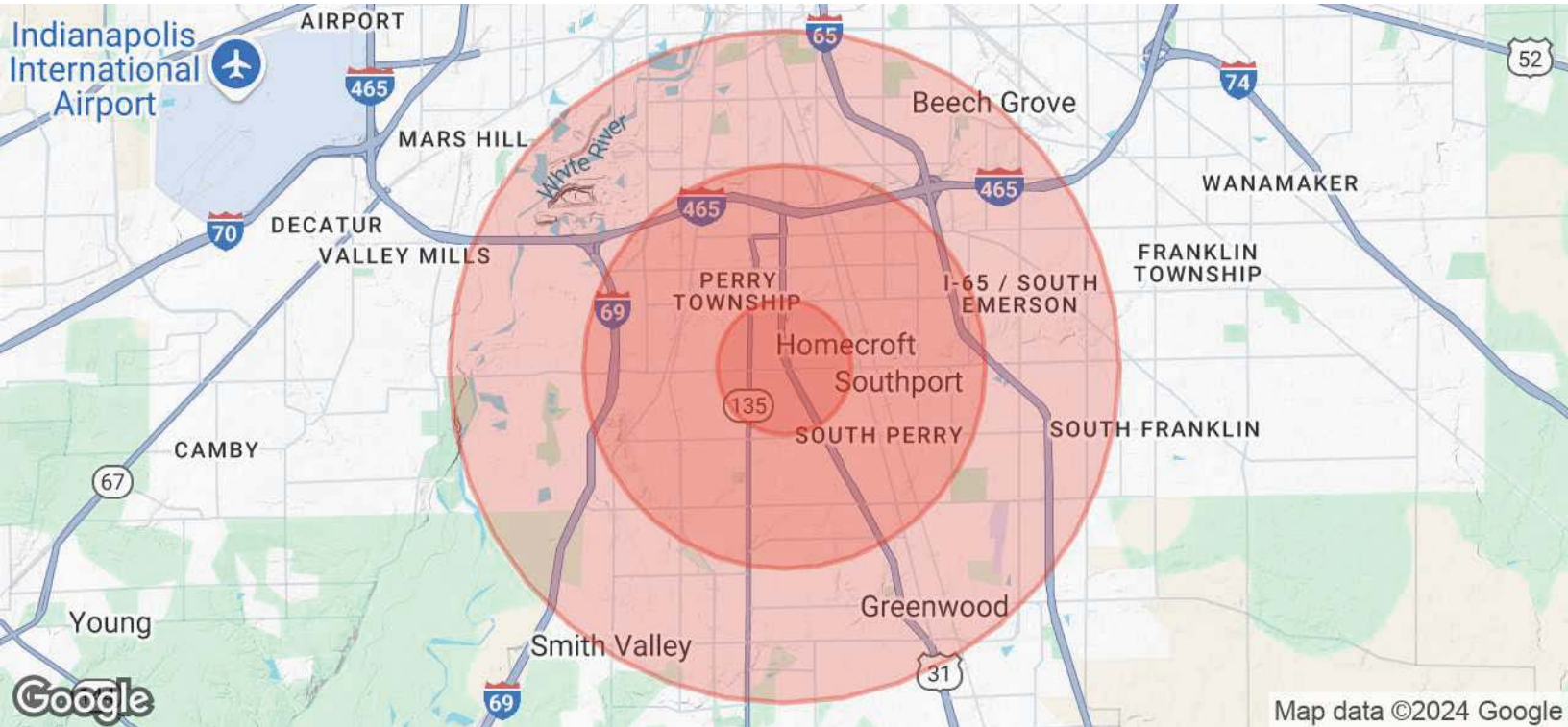
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,410	90,600	203,840
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	41	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,843	35,263	79,808
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$88,466	\$86,602	\$90,460
Average House Value	\$259,630	\$240,497	\$247,775

Demographics data derived from AlphaMap

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