



3808 Shelby St.
Indianapolis, IN 46227



PLEASE DO NOT DISTURB TENANT

OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	10,344 SF
Available SF:	5,744 SF
Lot Size:	1.02 AC

Available February 1st, 2024

PROPERTY OVERVIEW

Freestanding Building For Sale which houses The Wit Theater- Home of ComedySportz Indianapolis, located directly across from The University of Indianapolis on the Southside of Indianapolis. The Redline located directly in front of the Property extends travel to Broad Ripple providing access to work, education, health care, restaurants, entertainment, and shopping and serves as a cornerstone of a comprehensive set of transportation options serving Indianapolis and central Indiana.

UIndy Enrollment:

5,600 students on the main campus in Indianapolis, including approximately 1,400 graduate students

100+ undergraduate degree programs, 40+ master's degree programs, and five doctoral programs

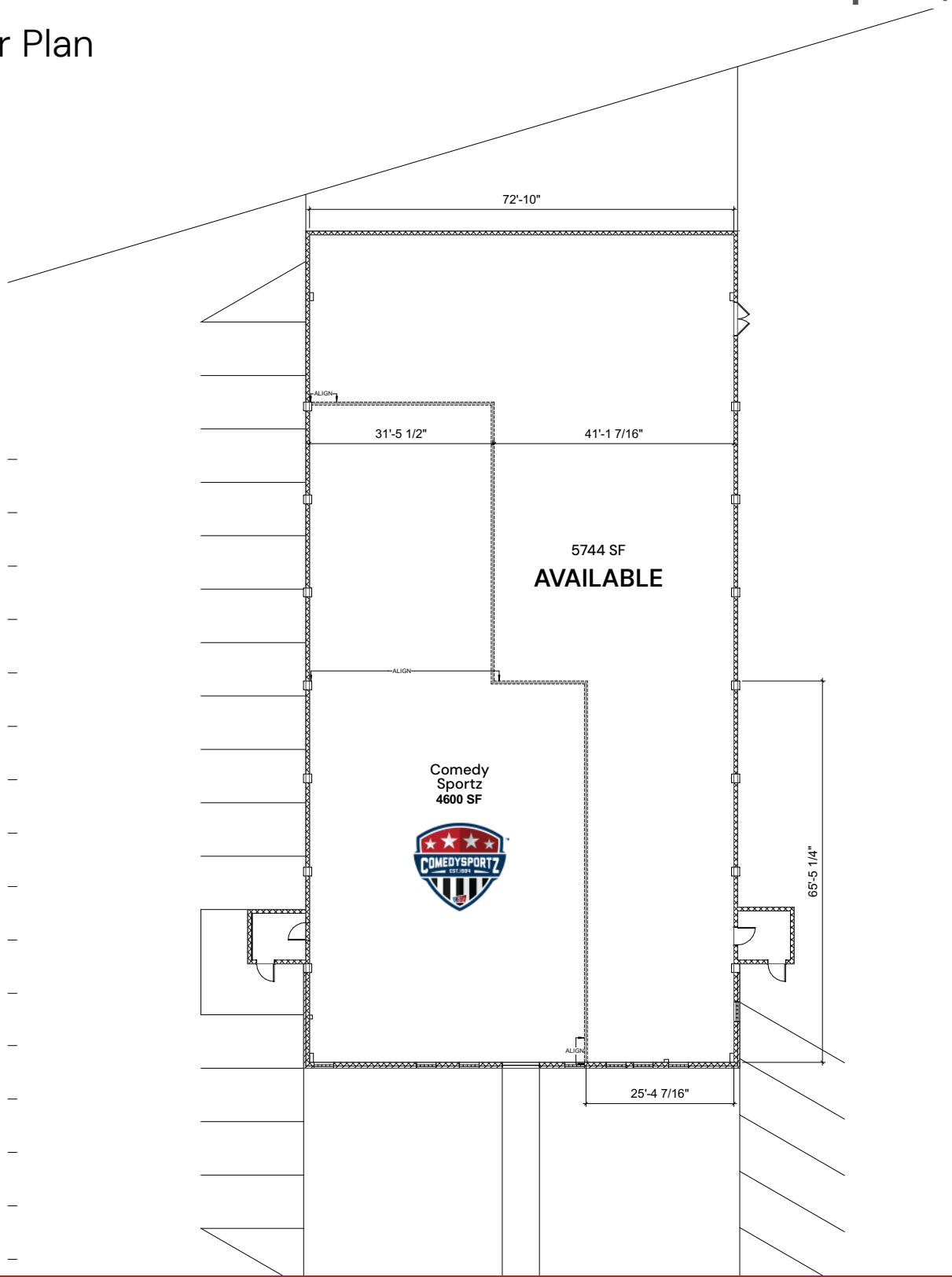
40+ U.S. states and 55+ countries represented among students on campus





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Floor Plan



Crystal Kennard • VP, Brokerage
317.418.2464 • ckennard@tharprealty.com

FOR SALE OR LEASE



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University of Indianapolis located across the street

BROKERAGE | MANAGEMENT | DEVELOPMENT

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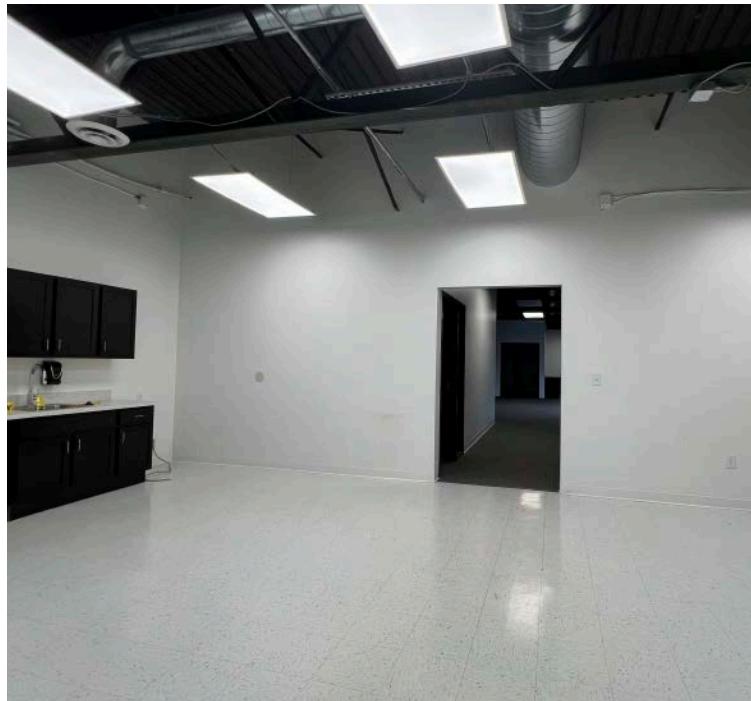


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Interior | 5,744 SF Available for Lease



BROKERAGE | MANAGEMENT | DEVELOPMENT

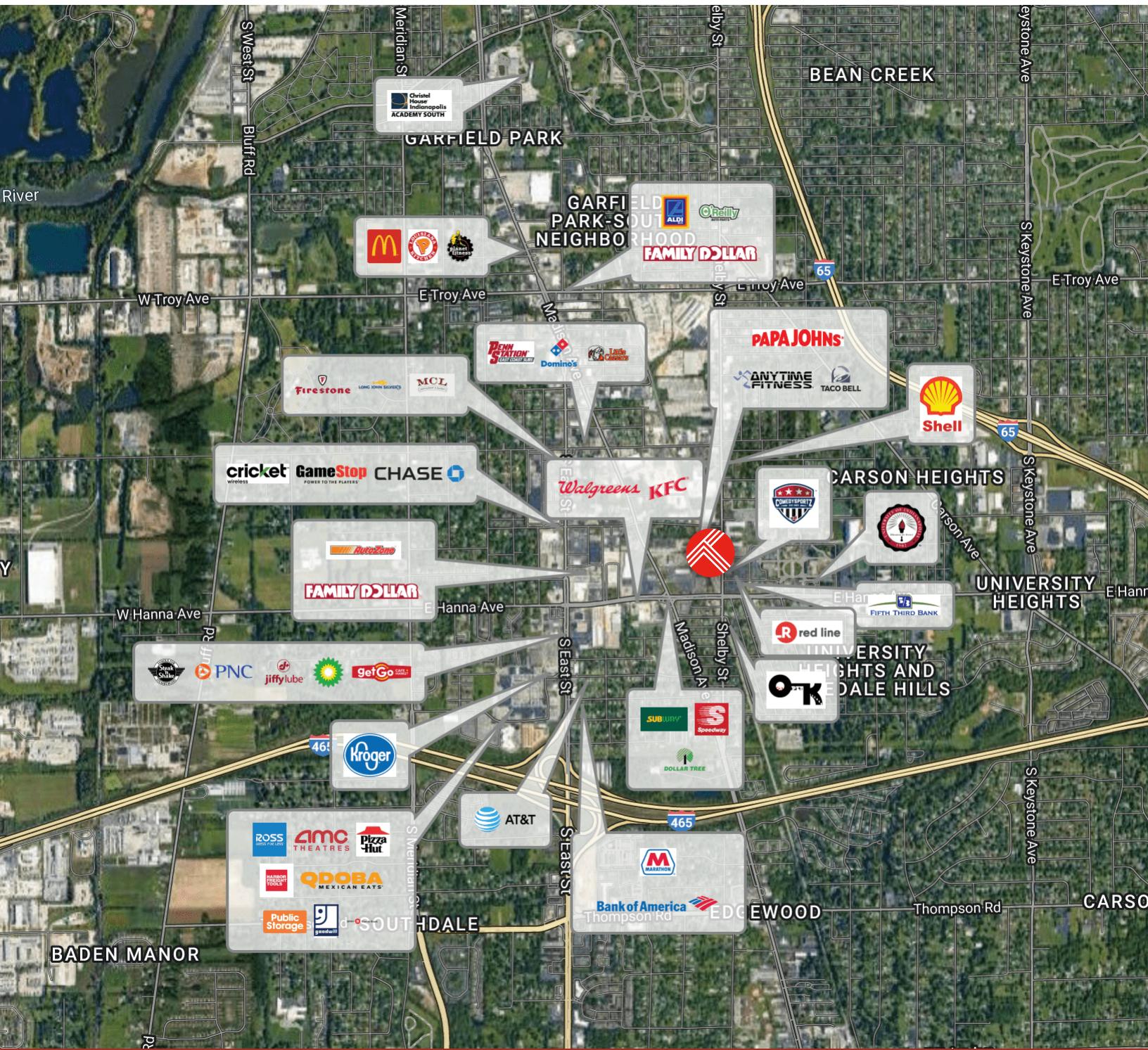
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Area Retailers

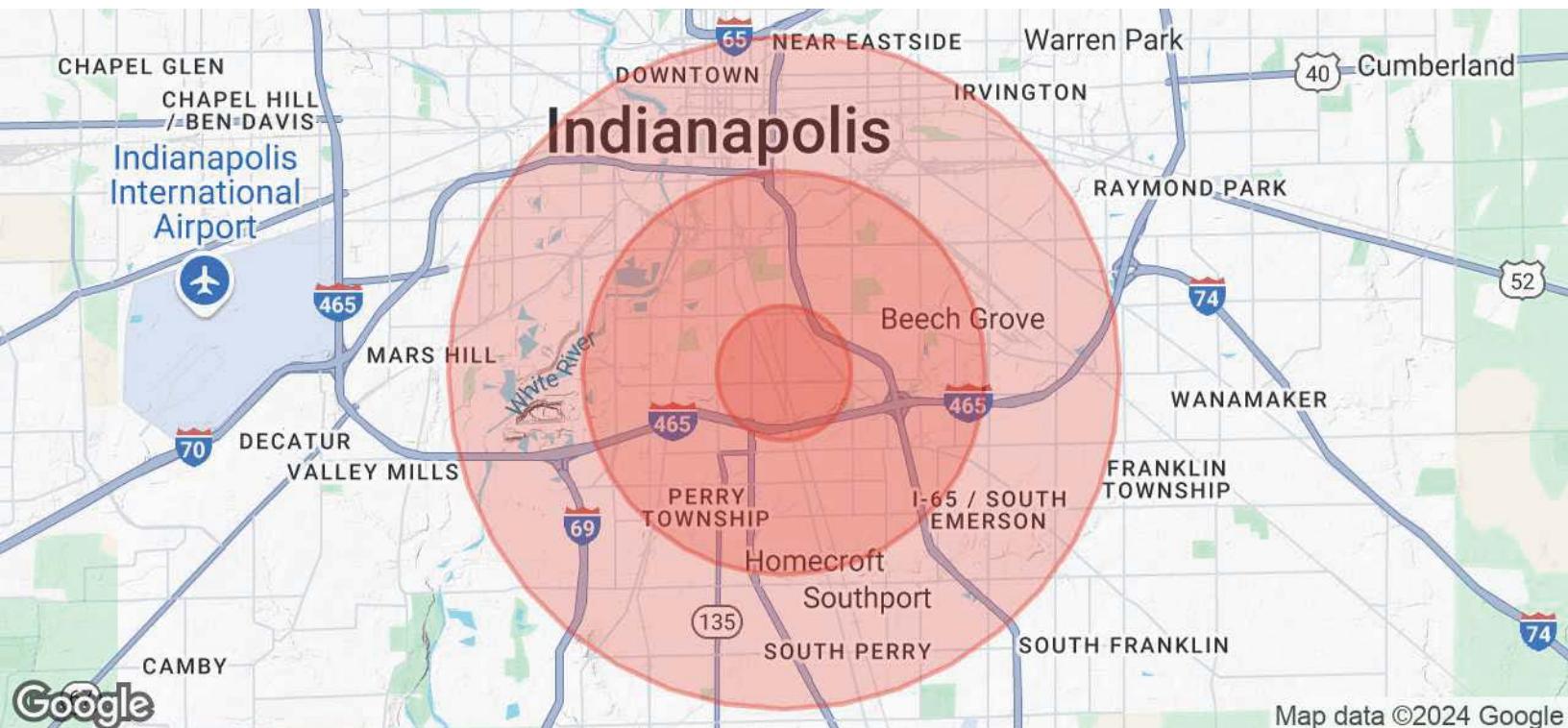
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Demographics



Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,136	78,265	200,500
Average Age	34	38	37
Average Age (Male)	33	37	37
Average Age (Female)	34	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,243	31,168	80,356
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$62,300	\$73,061	\$81,467
Average House Value	\$173,856	\$203,403	\$239,341

Demographics data derived from AlphaMap

