

FOR SALE OR LEASE

6,409 SF BUILDING ZONED C4 COMMERCIAL IN THE CASTLETON SUBMARKET OF INDIANAPOLIS



**HARD-CORNER
LOCATION**

**OWNER-USER/INVESTMENT
OPPORTUNITY**

**DENSE RETAIL
CORRIDOR**

**50,000+
TRAFFIC COUNTS**

6816 E 82nd Street
Indianapolis, IN 46250

OFFERING MEMORANDUM

Marcus & Millichap
THE KLINK GROUP

EXCLUSIVELY LISTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

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OFFERING SUMMARY

Sale Price \$1,790,000

Lease Inquiries Contact Agent

PROPERTY INFO

Address 6816 E 82nd Street
Indianapolis, IN 46250

Total SF 6,409 SF

Year Built 1947/2025

Land Size .45 Acres

Parcel ID 49-02-23-106-005.000-400

Zoning C4
(See Page 7)

Cross Street E 82nd Street & Bash Street



INVESTMENT HIGHLIGHTS

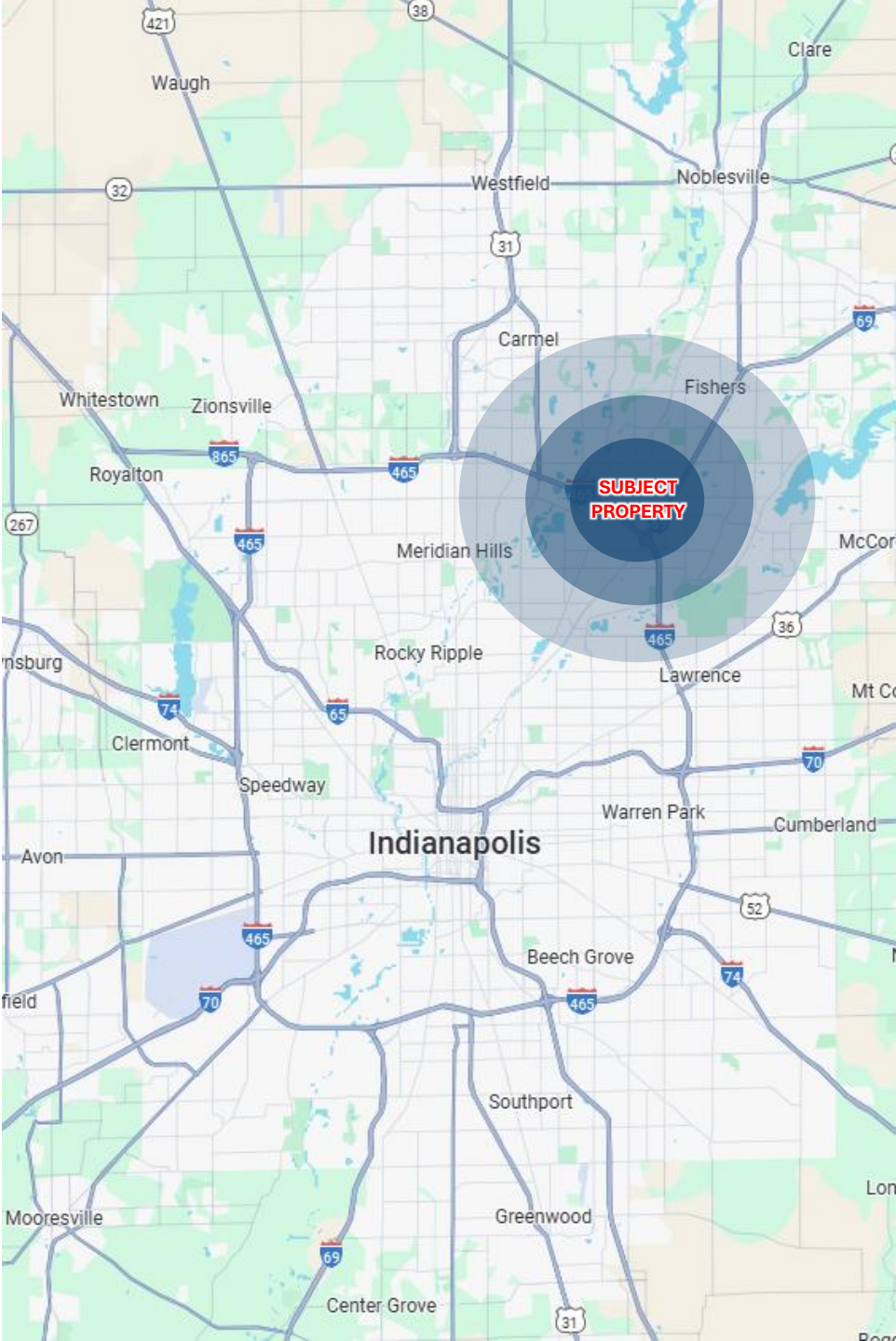
- Located at the hard-corner, signalized intersection of East 82nd Street and Bash Street.
- East 82nd Street experiences +/-50,000 vehicles-per-day (VPD).
- Located in the Castleton submarket of Indianapolis; one of the densest commercial and retail trade areas in northern Indianapolis.
- Surrounded by various local, regional and national retailers: Charleston's, Starbucks, Chipotle, Raising Cane's, Dutch Bros Coffee, Krispy Kreme, Vasa Fitness, Costco, Dave & Busters, Five Guys, Trader Joe's, ROSS, Michael's, TJ Maxx & Home Goods, and many more.
- Direct access to Interstate 465 (160,000 VPD) and Interstate 69 (150,000 VPD), the 2 major interstates that service the northern suburbs of Indianapolis.
- C-4 Commercial zoning allows for a variety of retail and commercial uses. See Zoning Information Section on page 7.
- Close to Community North Hospital-premier central Indiana hospital with over 350 beds, 2,500 caregivers and 1,000 medical providers.
- New developments and retailers entering this market include a brand-new hotel under construction behind the subject property and recently constructed Dutch Bros. Coffee, Vasa Fitness, 7Brew and Take 5 Oil Change are less than 1 minute away.

DEMOGRAPHICS

POPULATION	1 mile	3 mile	5 mile
2020 Population	6,939	52,626	169,641
2024 Population	6,952	50,258	167,244
2029 Population Projection	6,907	50,309	171,94
Median Age	33.6	38	39

HOUSEHOLDS	1 mile	3 mile	5 mile
2020 Households	3,701	24,650	73,731
2024 Households	3,710	23,574	72,611
2029 Household Projection	3,687	23,587	74,446
Total Consumer Spending	\$71M	\$699.6M	\$2.3B

INCOME	1 mile	3 mile	5 mile
Avg Household Income	\$55,707	\$95,216	\$105,433
Median Household Income	\$50,409	\$71,561	\$77,552
< \$25,000	615	2,256	8,337
\$25,000 - 50,000	1,208	4,957	12,895
\$50,000 - 75,000	1,133	5,139	14,121
\$75,000 - 100,000	520	3,592	9,340
\$100,000 - 125,000	95	2,221	7,088
\$125,000 - 150,000	46	1,697	5,201
\$150,000 - 200,000	51	1,759	7,380
\$200,000+	41	1,951	8,251





Keystone at the Crossing
1M SF Class A Office Park





(~150K VPD)



Medical Office

**SUBJECT
PROPERTY**

BASH STREET

Future
Redevelopment



(~150K VPD)



THE NATIONAL
BANK & INDIANAPOLIS



Thai Orchid

EAST 82ND STREET
(50K VPD)





ZONING INFORMATION

C4 (Community Regional District)

The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified

REFERENCE LINKS BELOW FOR MORE INFORMATION

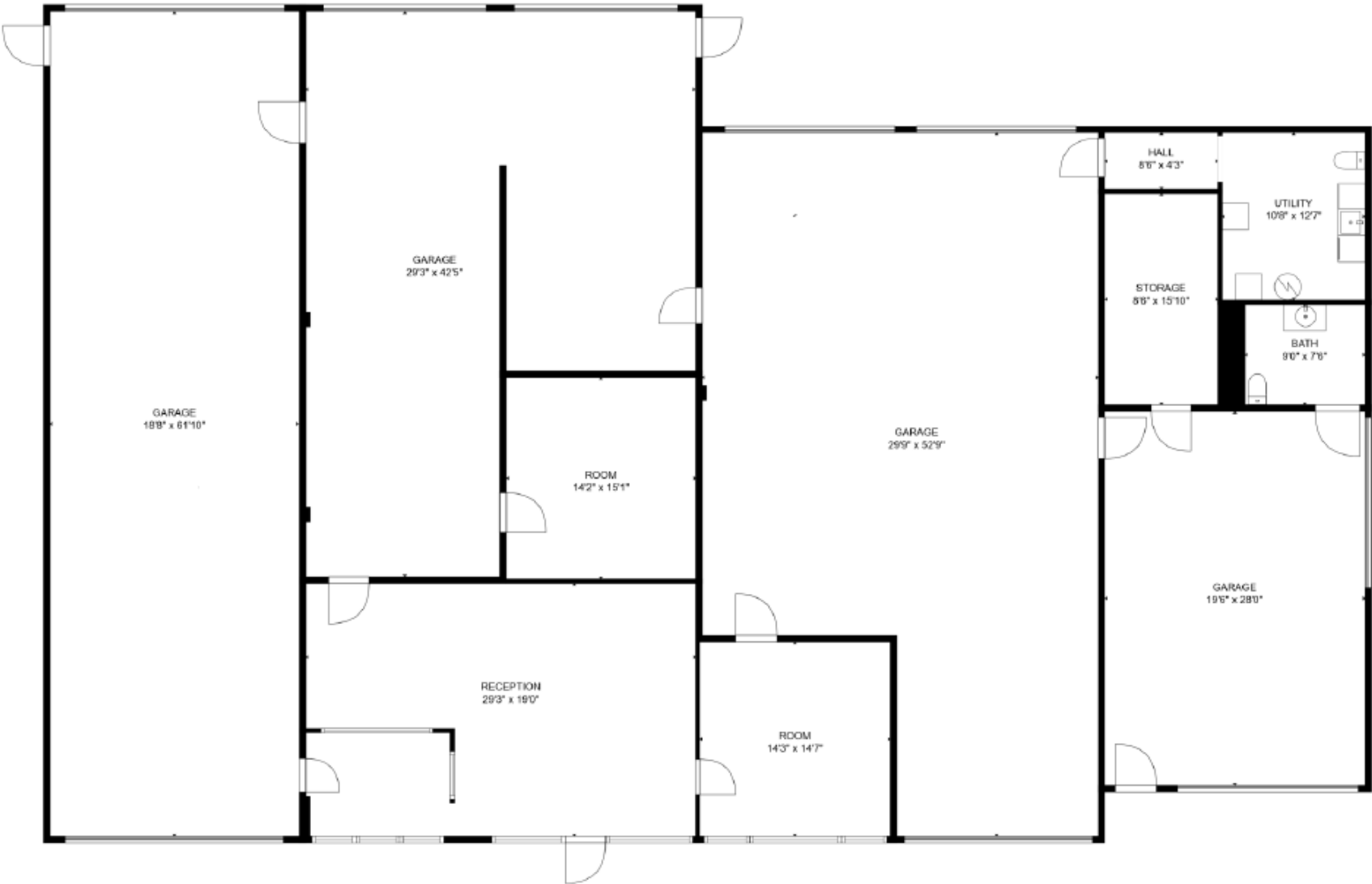
**Ordinances Enforced by the Marion County
Planning Commission Home Page**

[Marion County Zoning & Subdivision Home Page](#)

Marion County Zoning Ordinances (PDF)
See PDF Page 234-236 & 394-406

[Marion County Zoning Ordinances & Uses Tables](#)

FLOOR PLAN



Total Area: 6,409 sq.ft

An aerial photograph of the Indianapolis skyline. The image shows a dense cluster of skyscrapers, including the prominent Salesforce Tower with its distinctive spire. In the foreground, the circular Fountain Square is visible, featuring a large, ornate fountain with multiple tiers and a central statue. The surrounding area is filled with various commercial and residential buildings. The sky is blue with scattered white clouds. Overlaid on the center of the image is the text "WELCOME TO INDIANAPOLIS" in a large, white, sans-serif font.

WELCOME TO INDIANAPOLIS

A Great Place for Careers

Indianapolis is home to more than 700 businesses, including the global headquarters for companies such as Eli Lilly and Company, Dow AgroSciences, Salesforce and ExactTarget. Downtown Indianapolis is home to numerous universities and colleges and thousands of students annually get awarded internships within the central business district of Indianapolis.

Indianapolis Cultural Trail

Named "the biggest and boldest step by any American city" by Project for Public Spaces in New York City, this \$63 million, internationally-acclaimed 8-mile biking and walking trail connects all six of Indy's Cultural Districts. From Mass Ave to White River State Park and Fountain Square, the trail is a safe, healthy and convenient way to explore the city.

Annual Event

Monument Circle is the true heart of Downtown Indianapolis. Often filled with life on the lunch hour from surrounding office towers or during one of the many events that happen year-round, it's truly a must-see for anyone visiting the Circle City. Motorcycles on Meridian, this event draws thousand of motorcycle enthusiast from around the state and gives spectators an opportunity to hear and see thousands of motorcyclist; Monument Marathon, a full and half marathon held annually in downtown Indianapolis and is now considered the 20th largest marathon in the United States; Circle of Lights, an event that fills monument circle with over 100,000 spectators to view the lighting of Monument Circle the day after Thanksgiving.

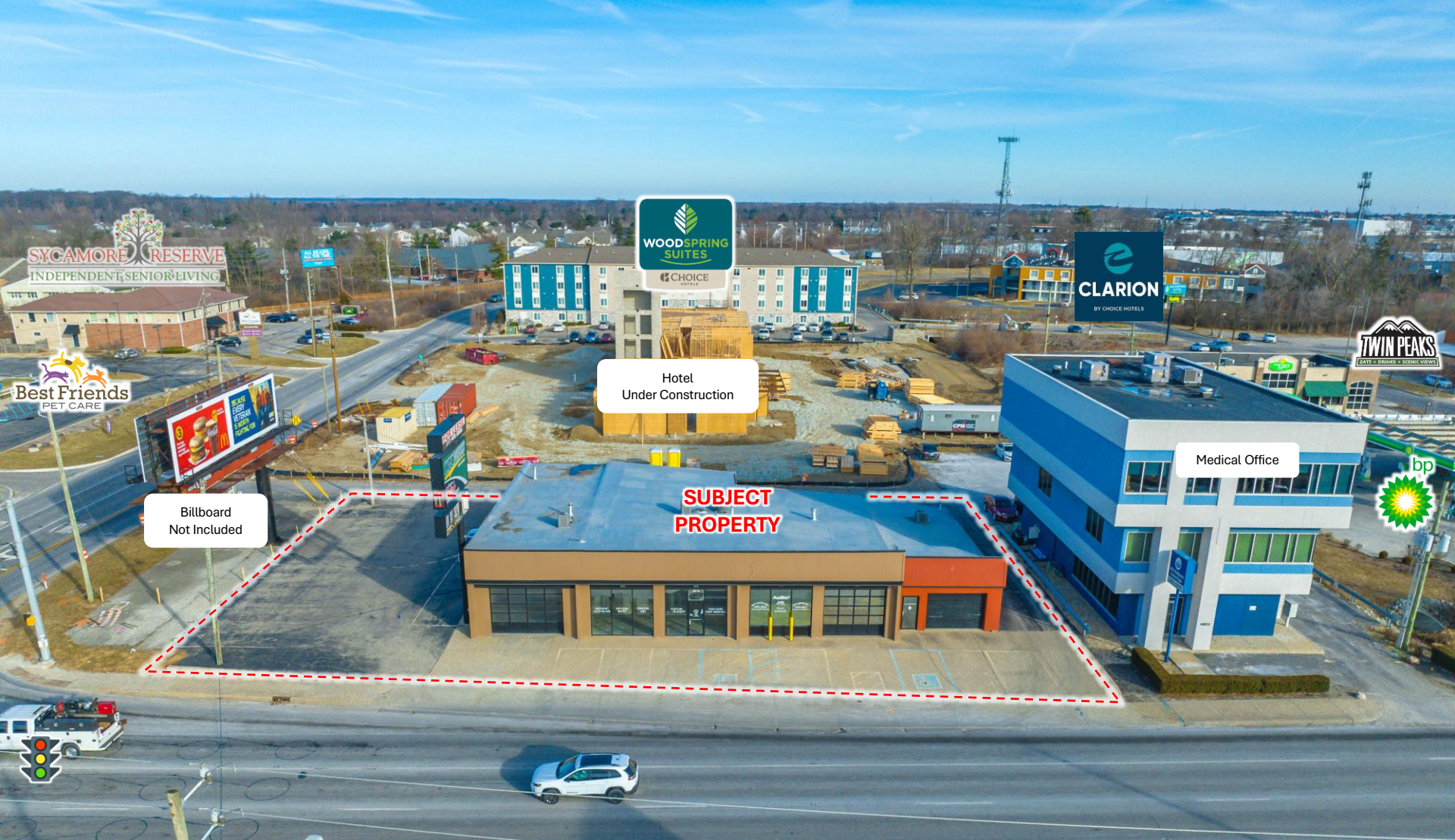


Downtown, or Mile Square, is a busy urban core with the grand Indiana State House at its center. Office towers surround Monument Circle, and the imposing War Memorial presides over several ceremonial lawns. Fans pack Old National Centre for live music or Bankers Life arena for basketball and the Lucas Oil Stadium for football. Museums include the Eiteljorg, showing Native American art. In historic Lockerbie Square, streets are lined with Queen Anne-style homes. Central to all things in Downtown Indianapolis, Monument Circle is the symbol of our Hoosier nation. Events take place year-round including the largest holiday event: the Downtown Indy, Inc., the Circle of Lights. Downtown Indy, Inc. works with the City of Indianapolis to activate and stage events around the Circle, while the City manages the streets and sidewalks surrounding the monument. After events, visitors typically fill the streets of Indianapolis and visit local restaurants, bars and hotels.

Food, Sports, Arts, and More

You may have heard of Indianapolis because of the Indianapolis 500 automobile race. This world-famous event is just the beginning of the many things to do here. Cheer for Indianapolis' professional sports teams, including the Indiana Pacers and Colts and the Indy Eleven soccer club, which plays on IUPUI's (Indiana University Purdue University Indianapolis) campus, a four-year accredited university; or find a restaurant that serves your favorite food, or try cuisine from another culture during the Big Ten Football Championship Game which Indy hosts every year at the Lucas Oil Stadium. See world-class performances at various professional theatres and art at the Indianapolis Museum, which has over 54,000 works of art from around the globe; Indy has it all.





The Subject Property offers the opportunity for an owner-user to establish operations in a dense commercial trade area, or for an investor seeking a property with high quality real estate fundamentals and strong intrinsic value, supported by flexible C4 zoning that allows for a wide variety of commercial uses.

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