

FOR LEASE



3820 N German Church Rd.
Indianapolis, IN 46235

**400 Acre Class A
Industrial Park Nearby**

**SURROUNDED BY
RESIDENTIAL/COMMERCIAL
DEVELOPMENTS**

**+/-13,000
Vehicles Daily**

- Former Family Dollar
- Surrounded by Numerous New Residential Development Communities
- Limited Immediate Retail Competition-Variou Retailers & New QSR developments Nearby
- 1.5 Miles to Interstate 70 & +/-20 Minutes to Downtown Indianapolis
- +/- \$57,000 AHAI in 3-Mile Radius
- Nearby Industrial/Distribution Companies-Walmart, Amazon, TJ Maxx, Carvana, CVS, Smithfield and More

Building Size: 9,180 SF

APN: 49-08-16-122-003.000-400

Year Built: 2009

Zoning: C-4

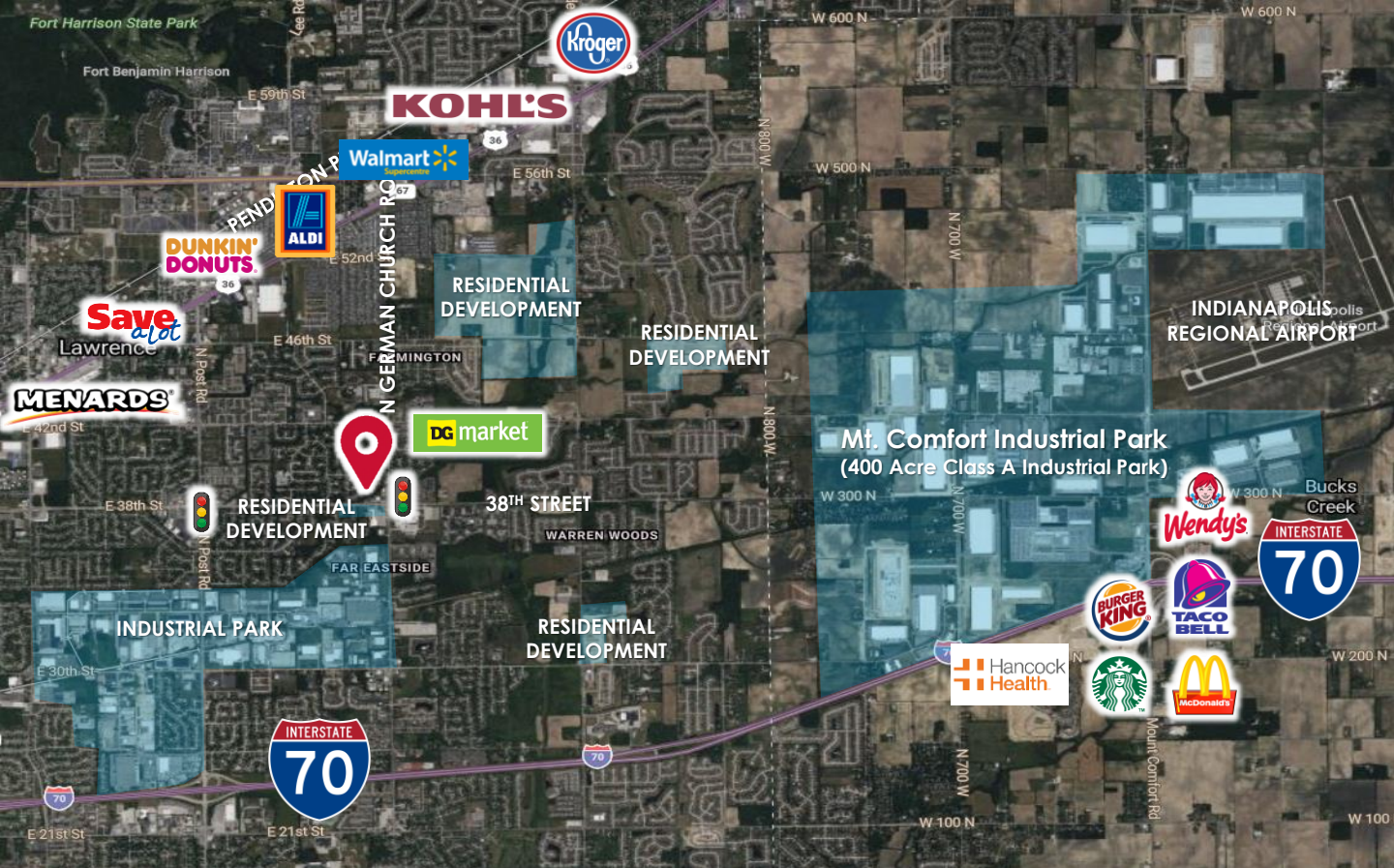
Land Size: 1.00 Acres

Availability: Immediate

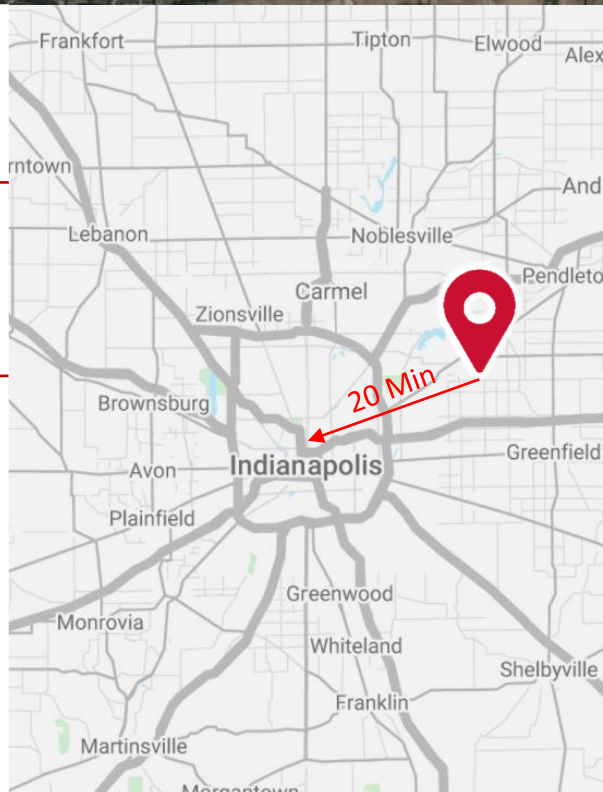
Jordan Klink

Marcus & Millichap
Senior Vice President of Investments
Phone: 317-218-5316
Email: jordan.klink@marcusmillichap.com

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	1 Miles	3 Miles	5 Miles
POPULATION			
2010 Population	10,906	67,062	141,304
2023 Population	12,229	72,233	149,747
2028 Population Projection	12,442	73,134	151,408
HOUSEHOLDS			
2010 Households	3,996	24,937	54,094
2023 Households	4,456	26,853	57,263
2028 Household Projection	4,531	27,192	57,900
DEMOGRAPHICS			
Avg Household Income	\$48,249	\$57,778	\$68,055
Median Household Income	\$36,885	\$42,471	\$51,349
< \$25,000	1,677	7,979	14,223
\$25,000 - 50,000	1,010	6,819	13,786
\$50,000 - 75,000	853	4,664	9,982
\$75,000 - 100,000	404	2,729	6,676
\$100,000 - 125,000	240	2,095	5,050
\$125,000 - 150,000	139	1,471	3,11



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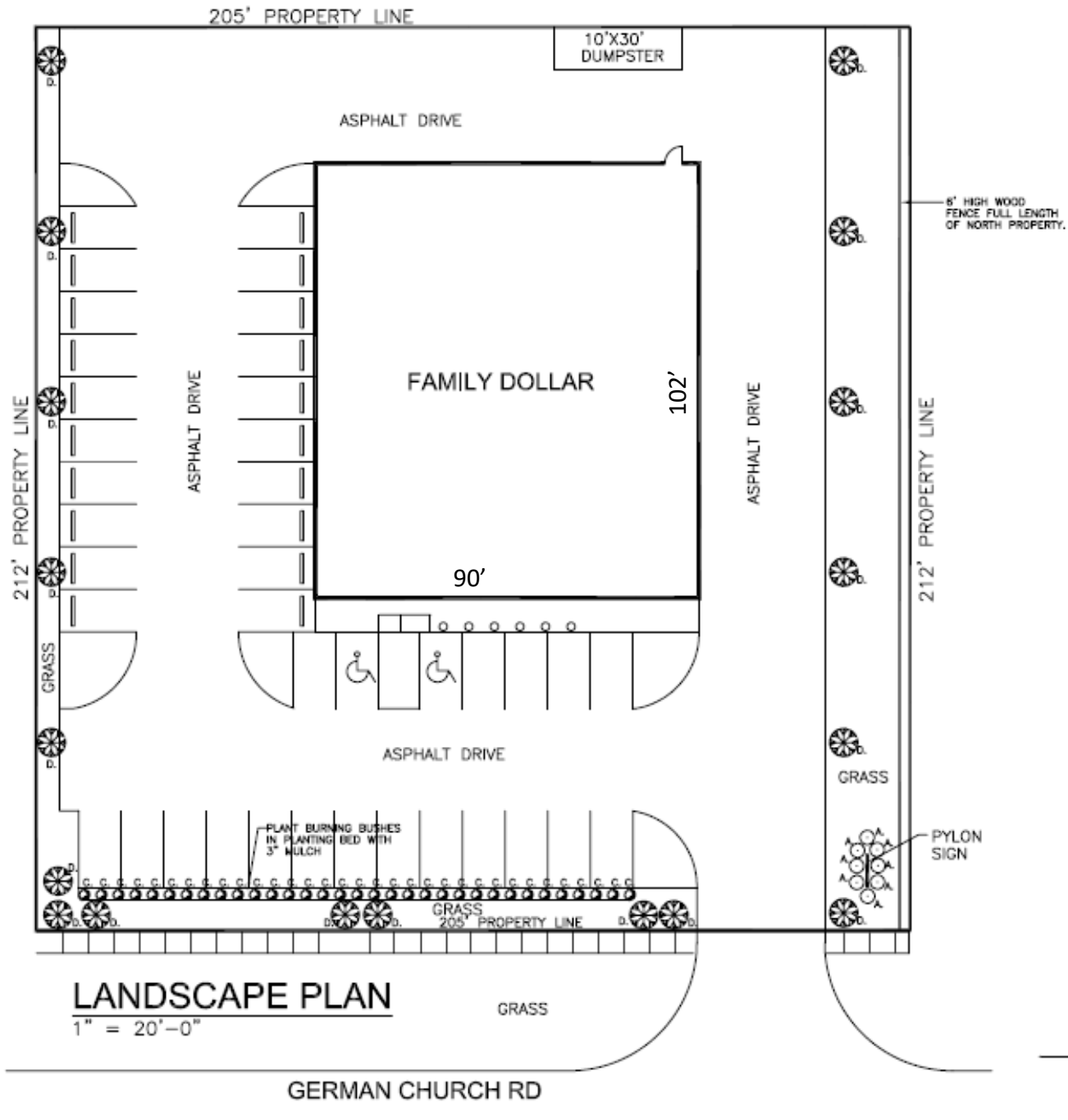
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SITE PLAN



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