



2505 S. Arlington Ave.

Indianapolis, IN 46203
For Sale



PROPERTY DESCRIPTION

- Close interstate access
- Zoned commercial
- High traffic counts

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	8.264 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,417	27,336	91,006
Total Population	4,129	66,258	199,856
Average HH Income	\$67,904	\$56,047	\$53,033

BROKERAGE | MANAGEMENT | DEVELOPMENT



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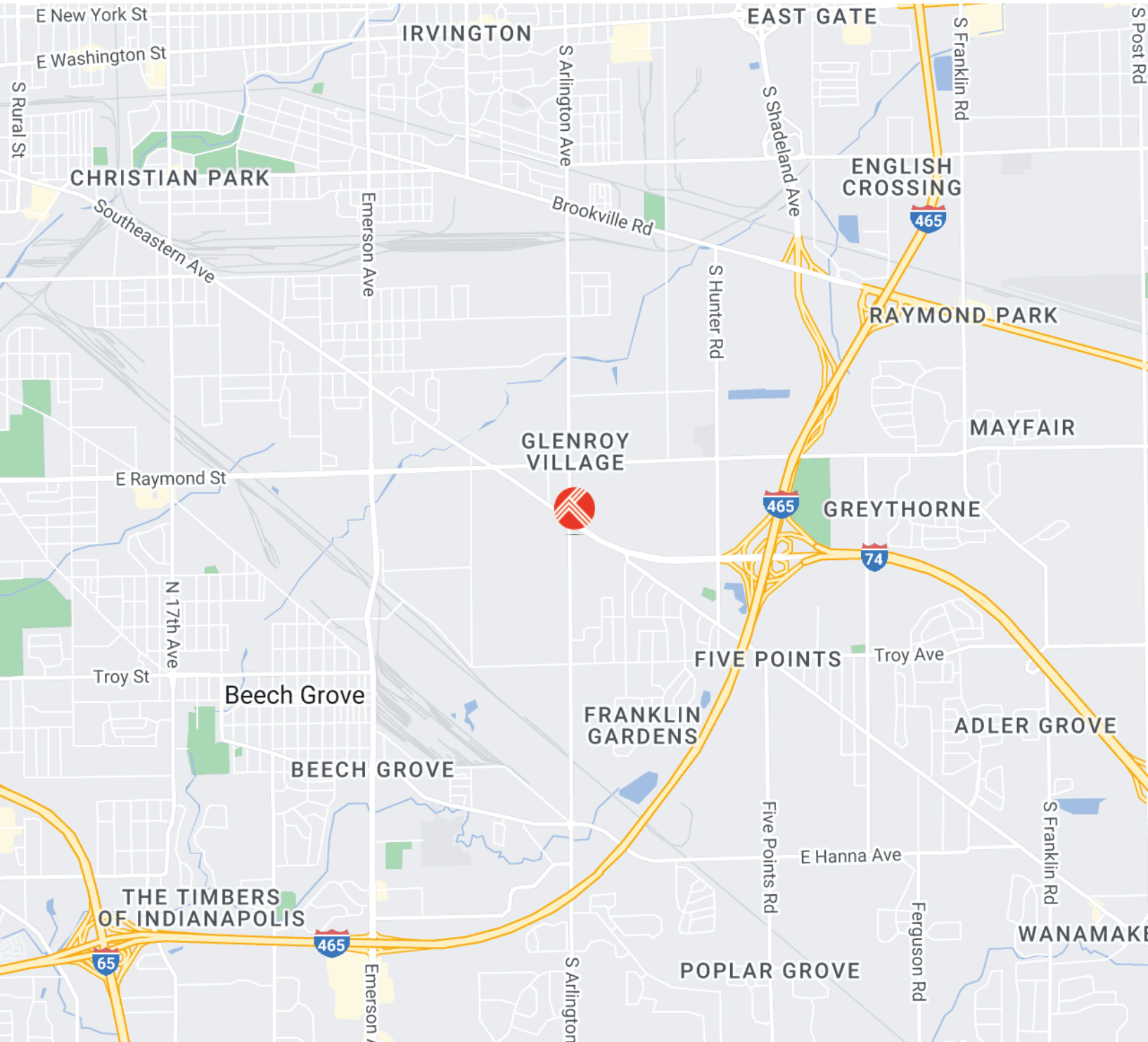
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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Elaine Farhood • VP, Development • 317.446.9684 • elaine@tharpinvest.com



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Area Map



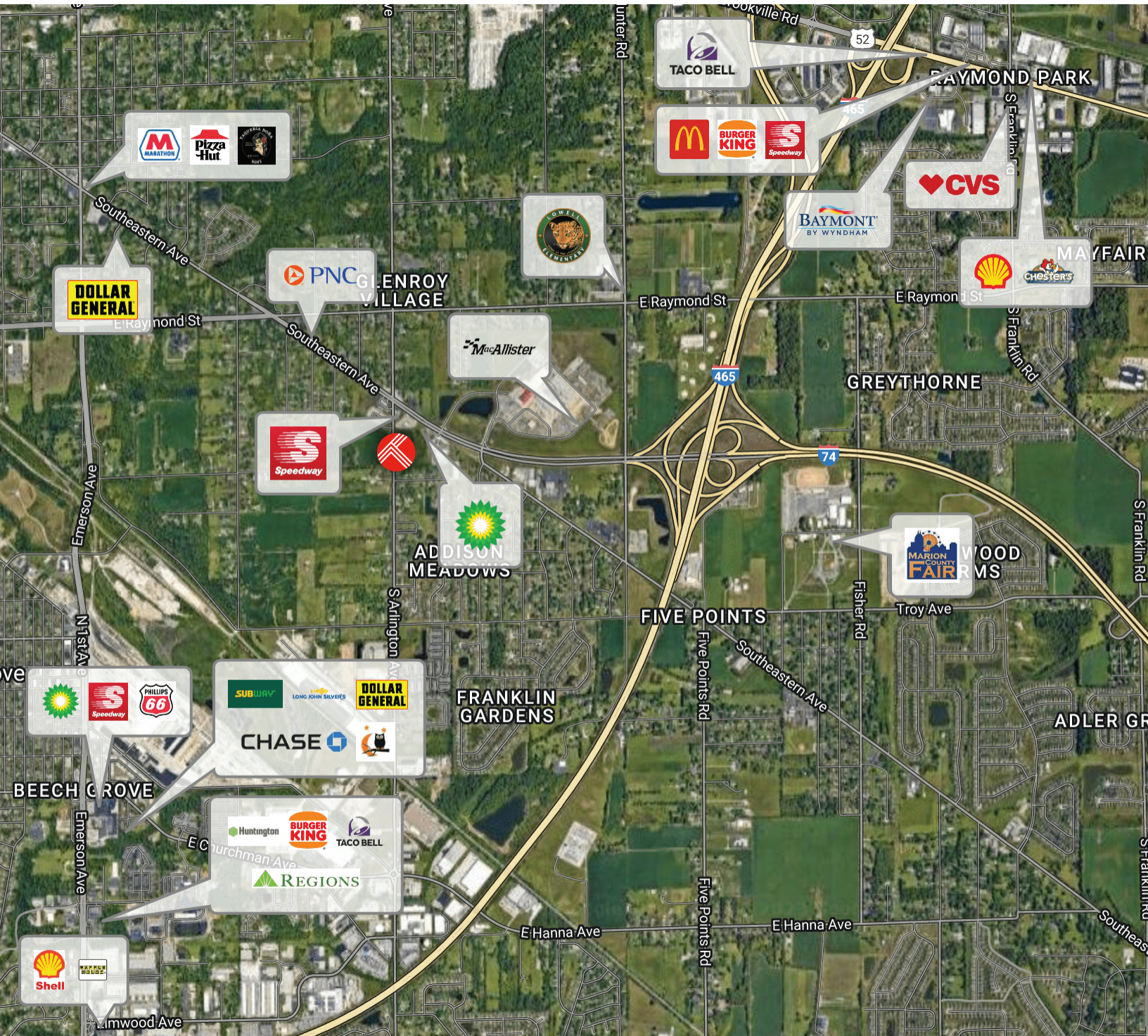
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Area Retailers



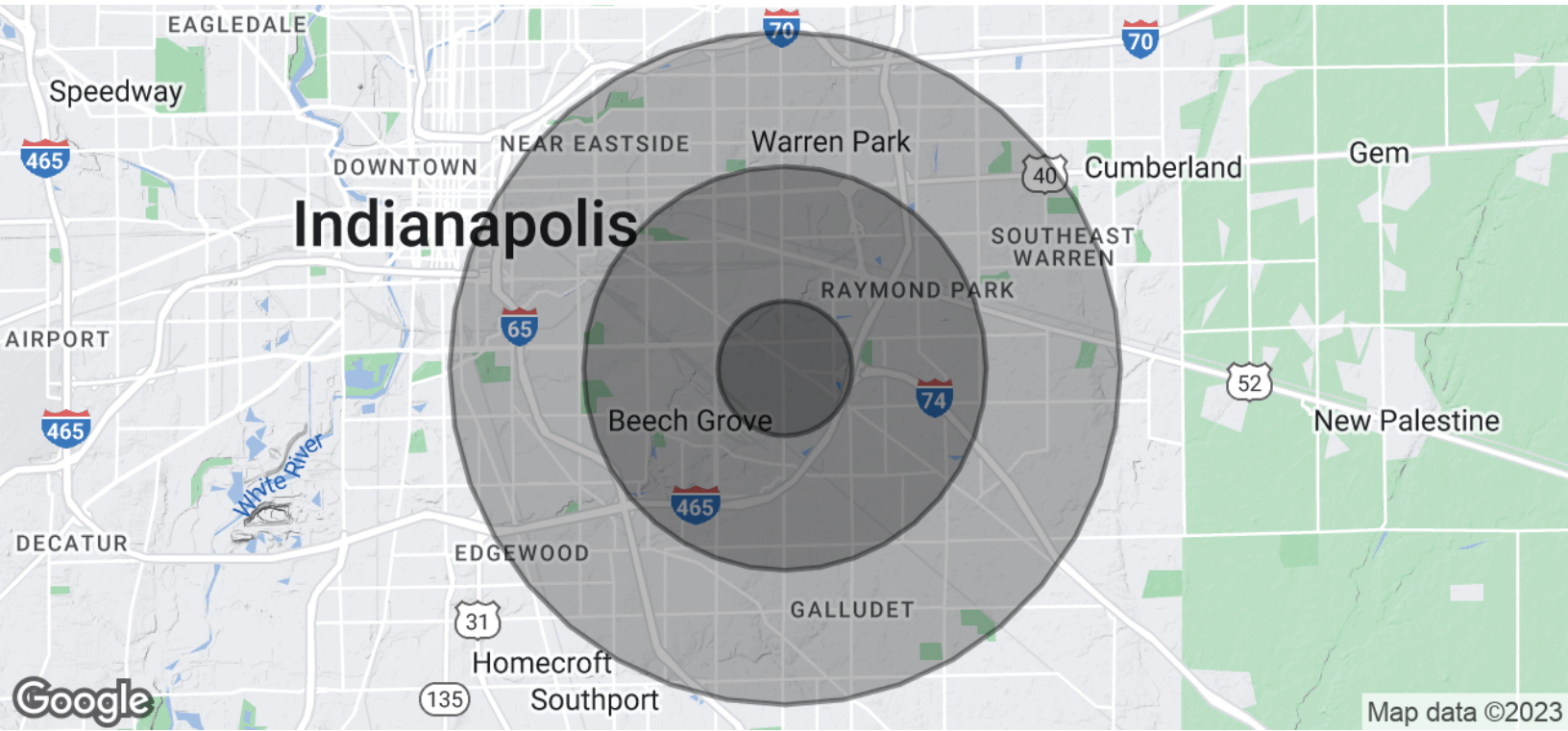
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,129	66,258	199,856
Average Age	30.9	36.0	36.5
Average Age (Male)	31.0	34.2	34.8
Average Age (Female)	30.0	37.0	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,417	27,336	91,006
# of Persons per HH	2.9	2.4	2.2
Average HH Income	\$67,904	\$56,047	\$53,033
Average House Value	\$433,423	\$138,337	\$131,342

* Demographic data derived from 2020 ACS - US Census

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