



AVAILABLE SF
0.75 ACRES

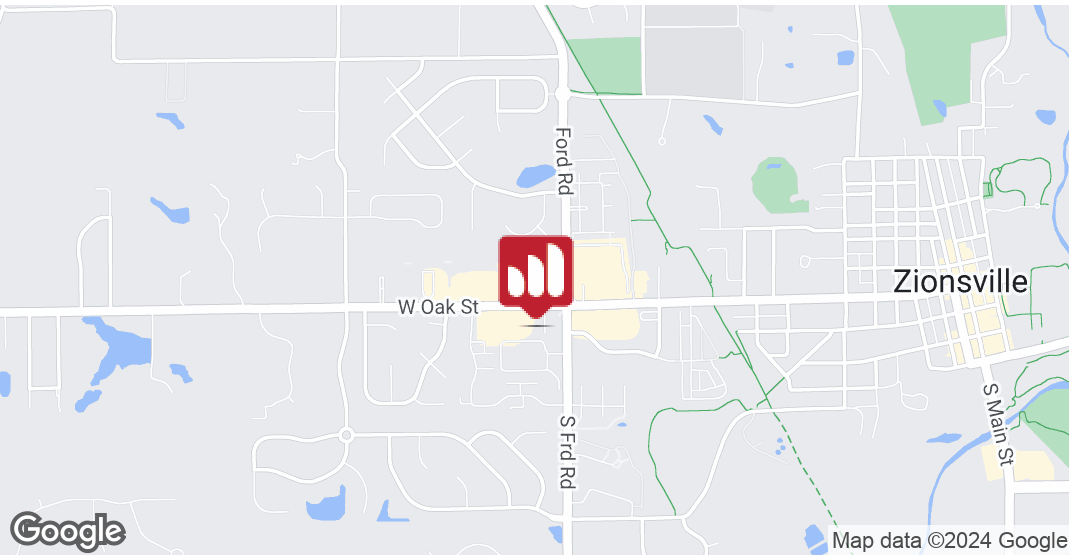
SALE/LEASE PRICE
CONTACT BROKER FOR MORE INFO

PROPERTY HIGHLIGHTS

- Prime location in Zionsville, with easy access to major roads
- High visibility for retail or commercial use
- Close proximity to many local amenities & businesses
- Suitable for a variety of development opportunities
- Potential for strong investment returns, very strong demographics
- Desirable area for retail-pad development
- Can be combined with adjacent 10,362 SF MOB

**FOR SALE
OR LEASE**

1455 W. OAK ST.
Zionsville, IN 46077



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1455 W. OAK ST.

Zionsville, IN 46077

FOR SALE



Outlot Directly on Oak St.



Adjacent Fully-leased Medical Office Building



Prominent Monument Signage Available

PROPERTY DESCRIPTION

For Sale or Lease: A 0.6 AC outlot with the potential to develop a 2,000 - 3,000 SF building. The owner will also entertain offers to purchase up to 2.33 AC by combining the outlot & adjacent lot with the 10,362 SF office building. The outlet can also be a land lease. The price is negotiable. This is a great opportunity for a service station, bank, medical clinic, or coffee shop.

LOCATION DESCRIPTION

Located in charming Zionsville, Indiana, the surrounding area offers a delightful blend of small-town charm and modern amenities. Just minutes away, the historic Main Street is lined with unique shops, art galleries, and inviting local eateries. The property benefits from easy access to major roads, providing convenience for the daily commute. Nearby attractions include the peaceful Zionsville Rail Trail and the picturesque Eagle Creek Park, offering recreational opportunities for visitors and residents alike. With its appealing mix of community atmosphere and access to urban conveniences, the area presents an attractive opportunity for prospective land or retail-pad investors or tenants. Located just west of downtown Zionsville, directly on Oak St. Oak is the main thoroughfare through Zionsville. Very close to the Oak St. & Ford Rd. intersection.

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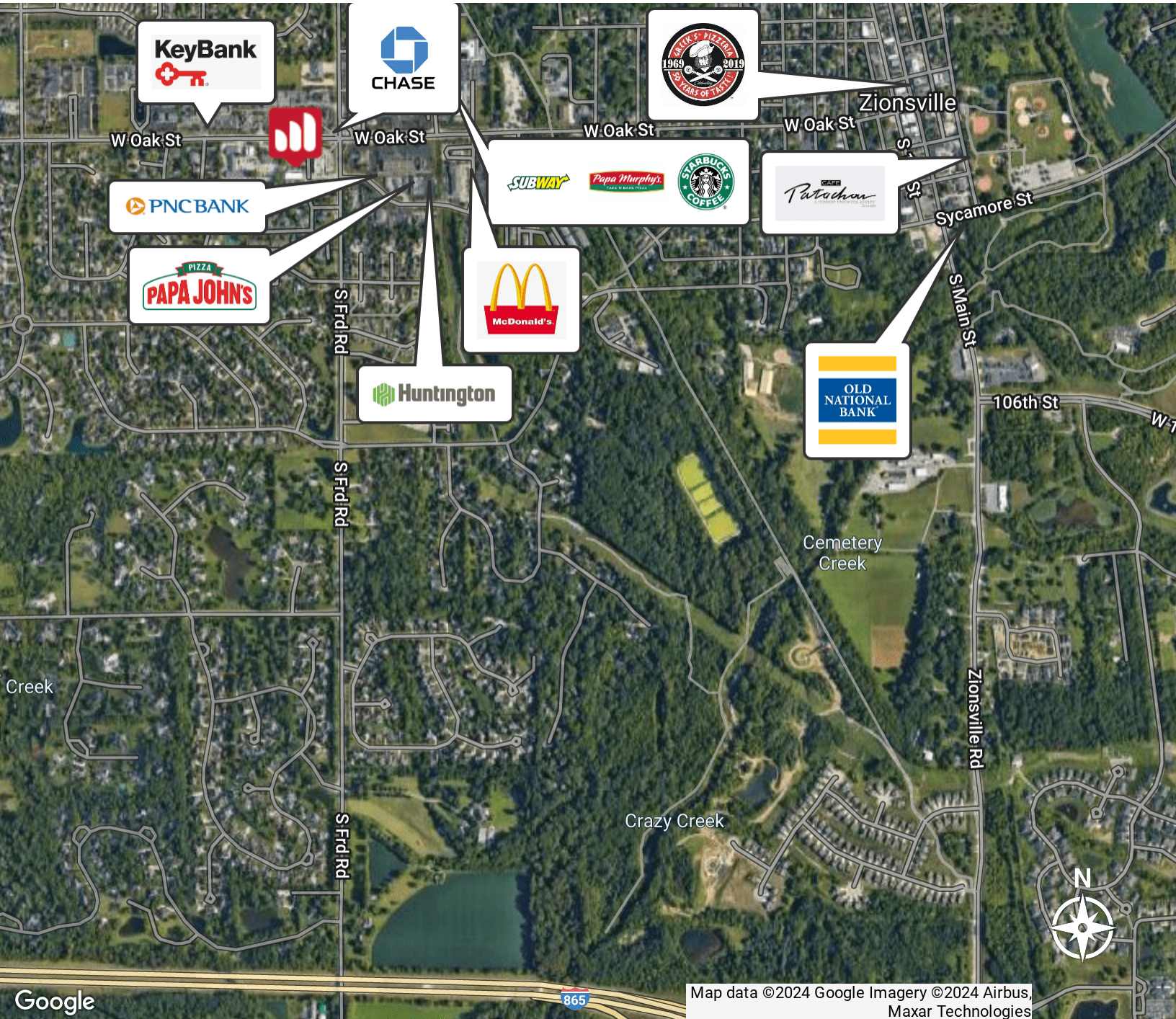
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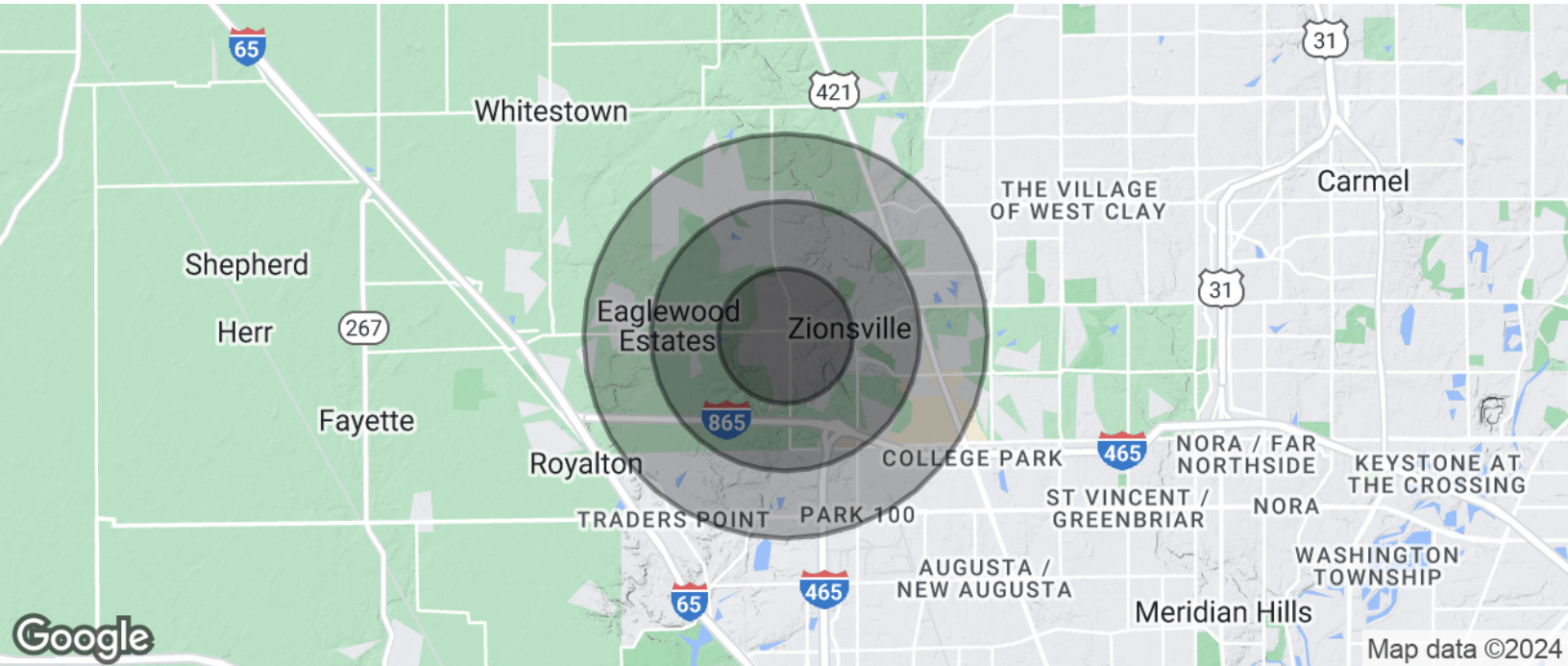
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,348	14,707	31,357
Average Age	42	42	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,760	5,798	11,552
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$155,582	\$192,255	\$199,936
Average House Value	\$600,116	\$628,732	\$619,481

Demographics data derived from AlphaMap