

# OFFICE FOR SALE OR LEASE

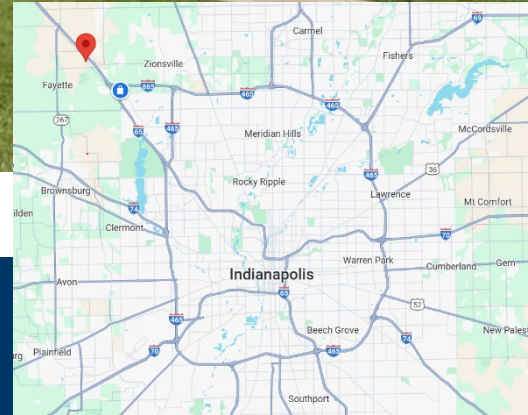
PURCHASE PRICE:

**\$975,000.00 (\$151.00 sf)**

LEASE RATE:

**\$17.50/sf NNN**

- *Zoning: I-1 (Light Industrial)*
- *Property Size: 6,440 Sq. Ft.*
- *Land Size: 3.393 Acres*
- *Year Built: 1991 & Side Wing Additions in 1995*
- *Minutes from I-65 & I-465*
- *Stand-alone office building perfect for contractor/sales team*



**BROCHURE**

**SPACE PLAN**

**SURVEY - 2018**

**PROPERTY RECORD CARD**

**ZONING CODE - INDUSTRIAL**

**PROPERTY PHOTOS**

**6051 S Indianapolis Road  
Whitestown, IN 46075**

Contact:

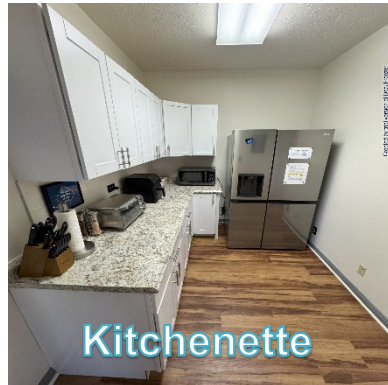
**KELLY WILLIAMS, CCIM**  
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Reception Area



Kitchenette



Training Room



Office



Conference Room

### Community Highlights

**Thriving Area:** Whitestown is experiencing significant residential and commercial growth, providing a vibrant environment for businesses.

**Strong Demographics:** High average household incomes and a rapidly expanding population make this location an attractive market for businesses targeting affluent communities.

**Nearby Developments:** Close proximity to retail hubs, recreational facilities, and future developments, including a sports fieldhouse and medical office spaces, enhances its appeal.

## 2024 Neighborhood Demographics & Traffic Counts



Est. Population



Avg. HH Income



Daytime Employment

	Est. Population	Avg. HH Income	Daytime Employment
1 Mile	2,947	\$125,928	1,424
3 Miles	17,963	\$136,938	6,436
5 Miles	38,529	\$149,488	9,783

Source: CoStar



Traffic Counts ADT

I-65 / SR 334 SE - 68,909

Indpls Rd/Cozy Ln – 4,341

Indpls Rd/E650 S NW – 4,316

Source: CoStar

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