

2131 E 54TH ST, INDIANAPOLIS, IN

FOR SALE / FOR LEASE



Property Overview

High-visibility Broad Ripple commercial building available for sale or lease. This 5,530 SF freestanding building offers excellent access and retail exposure along the north Indianapolis corridor in a convenient location.

The flexible layout has historically served as a daycare, a church, and as offices. The building's configuration allows for a range of uses including office, educational, nonprofit, and religious organizations. The comprehensive plans allows for Village Mixed Use development which includes Apartments, Live-Work and other dense uses.

Ample paved parking surrounds the building. The back features a fenced outdoor area used as a daycare playground and a detached

Property Highlights

- High-visibility Broad Ripple Location
- 5,530 SF Freestanding Building
- Flexible Layout for Multiple Users
- Former Daycare, Church, and Office
- Fenced Outdoor Play Area
- Detached garage (22' x 24')
- 0.64-Acre Site
- Village Mixed Use Redevelopment Potential

Property Details

Price:	\$560,000 (For Sale) \$15 PSF (For Lease)
Building SF:	5,530
Lot Size:	0.64 Acres
Year Built:	1964
Office Features:	Conference Room, Classrooms, Reception Area
Zoning:	C-1, Village Mixed Use

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KW INDY METRO NORTHEAST

8555 N River Road, Ste 200

Indianapolis, IN 46240

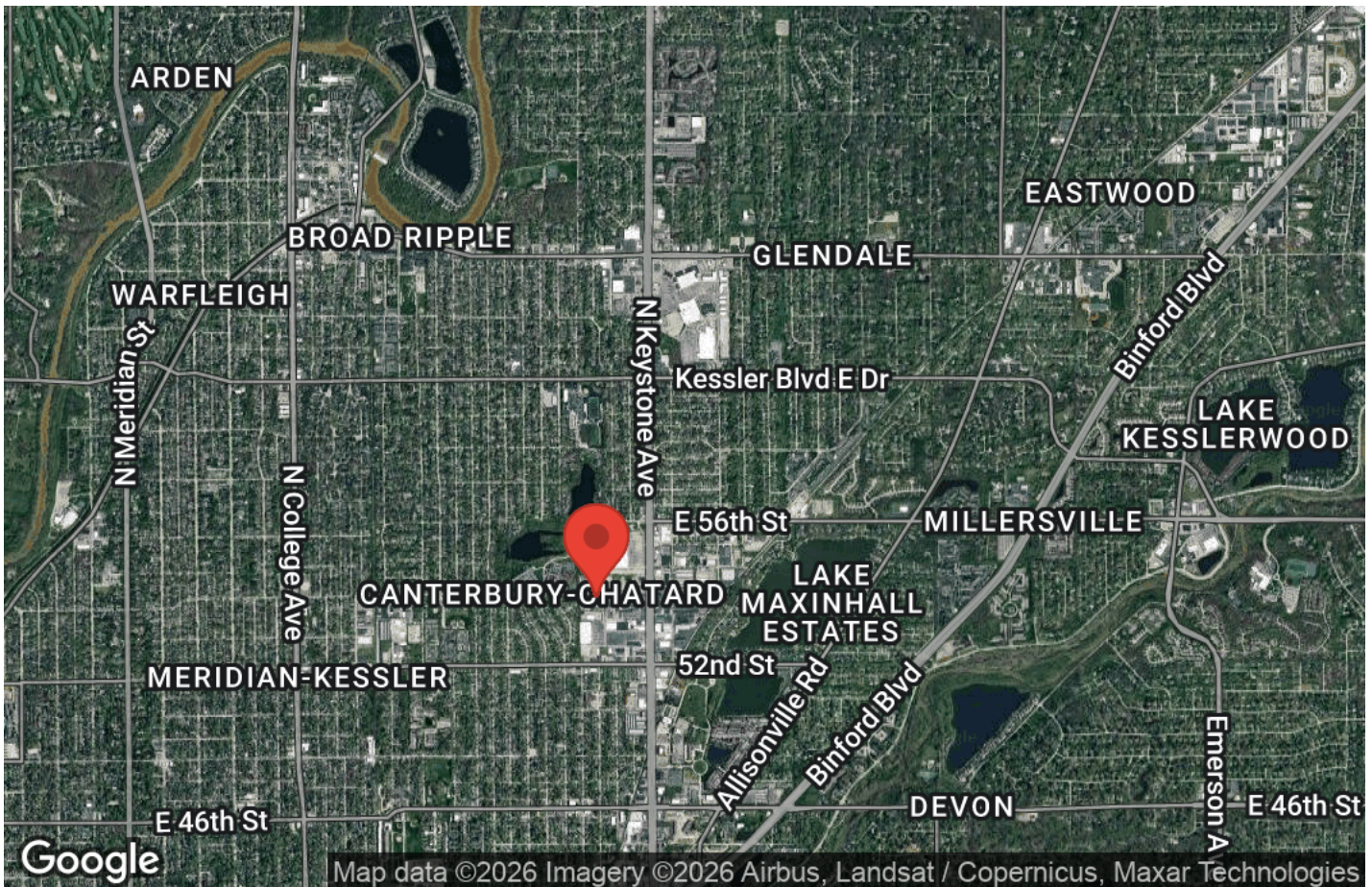
Each Office is Independently
Owned and Operated



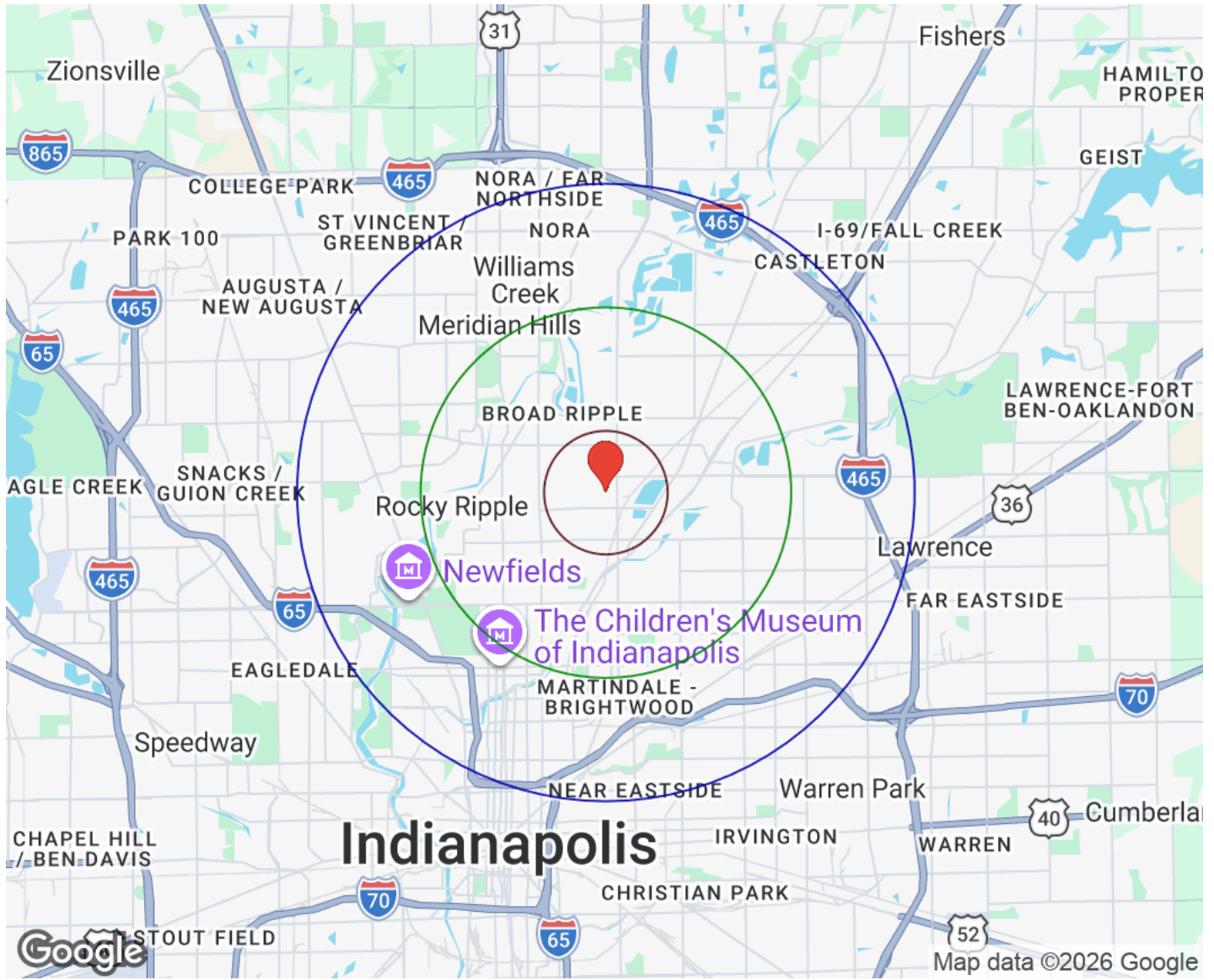
Property Photos



Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,010	46,857	116,381
Female	6,009	46,386	118,772
Total Population	12,019	93,243	235,152

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,871	49,493	107,182
Black	2,523	32,505	91,686
Am In/AK Nat	11	103	282
Hawaiian	N/A	9	47
Hispanic	977	6,779	23,727
Asian	238	1,594	5,150
Multiracial	379	2,611	6,584
Other	20	149	494

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,711	46,032	114,418
Occupied	6,130	41,309	101,832
Owner Occupied	3,327	22,957	51,691
Renter Occupied	2,803	18,352	50,141
Vacant	581	4,724	12,586

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,840	16,017	44,539
Ages 15 - 24	1,192	13,310	31,969
Ages 25 - 54	6,093	38,441	96,023
Ages 55 - 64	1,120	10,233	25,624
Ages 65+	1,776	15,243	36,998

Income	1 Mile	3 Miles	5 Miles
Median	\$74,386	\$71,903	\$65,971
Under \$15k	379	4,329	12,580
\$15k - \$25k	324	3,063	7,706
\$25k - \$35k	451	2,350	7,560
\$35k - \$50k	862	5,045	11,798
\$50k - \$75k	1,070	6,566	16,885
\$75k - \$100k	459	3,887	10,615
\$100k - \$150k	1,330	6,357	14,462
\$150k - \$200k	672	3,889	8,647
Over \$200k	583	5,821	11,579