



3808 Shelby St.
 Indianapolis, IN 46227
 For Lease and For Sale



PLEASE DO NOT DISTURB TENANT

OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	10,344 SF
Available SF:	5,744 SF
Lot Size:	1.02 AC
Available February 1st, 2024	

PROPERTY OVERVIEW

Freestanding Building For Sale which houses The Wit Theater- Home of ComedySportz Indianapolis, located directly across from The University of Indianapolis on the Southside of Indianapolis. The Redline located directly in front of the Property extends travel to Broad Ripple providing access to work, education, health care, restaurants, entertainment, and shopping and serves as a cornerstone of a comprehensive set of transportation options serving Indianapolis and central Indiana.

UIndy Enrollment:

5,600 students on the main campus in Indianapolis, including approximately 1,400 graduate students

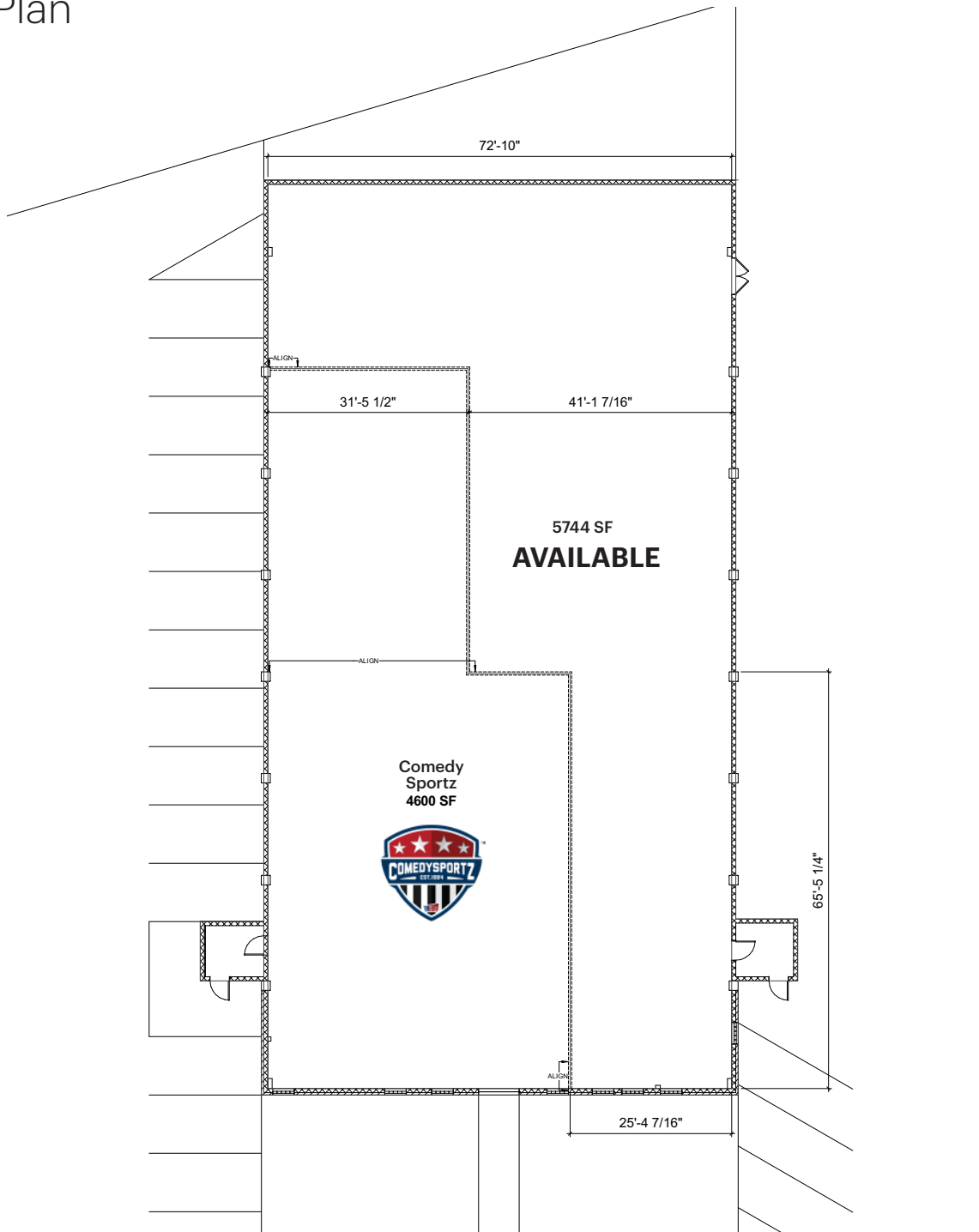
100+ undergraduate degree programs, 40+ master's degree programs, and five doctoral programs

40+ U.S. states and 55+ countries represented among students on campus



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Floor Plan





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University of Indianapolis located across the street

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Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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Interior | 5,744 SF Available for Lease



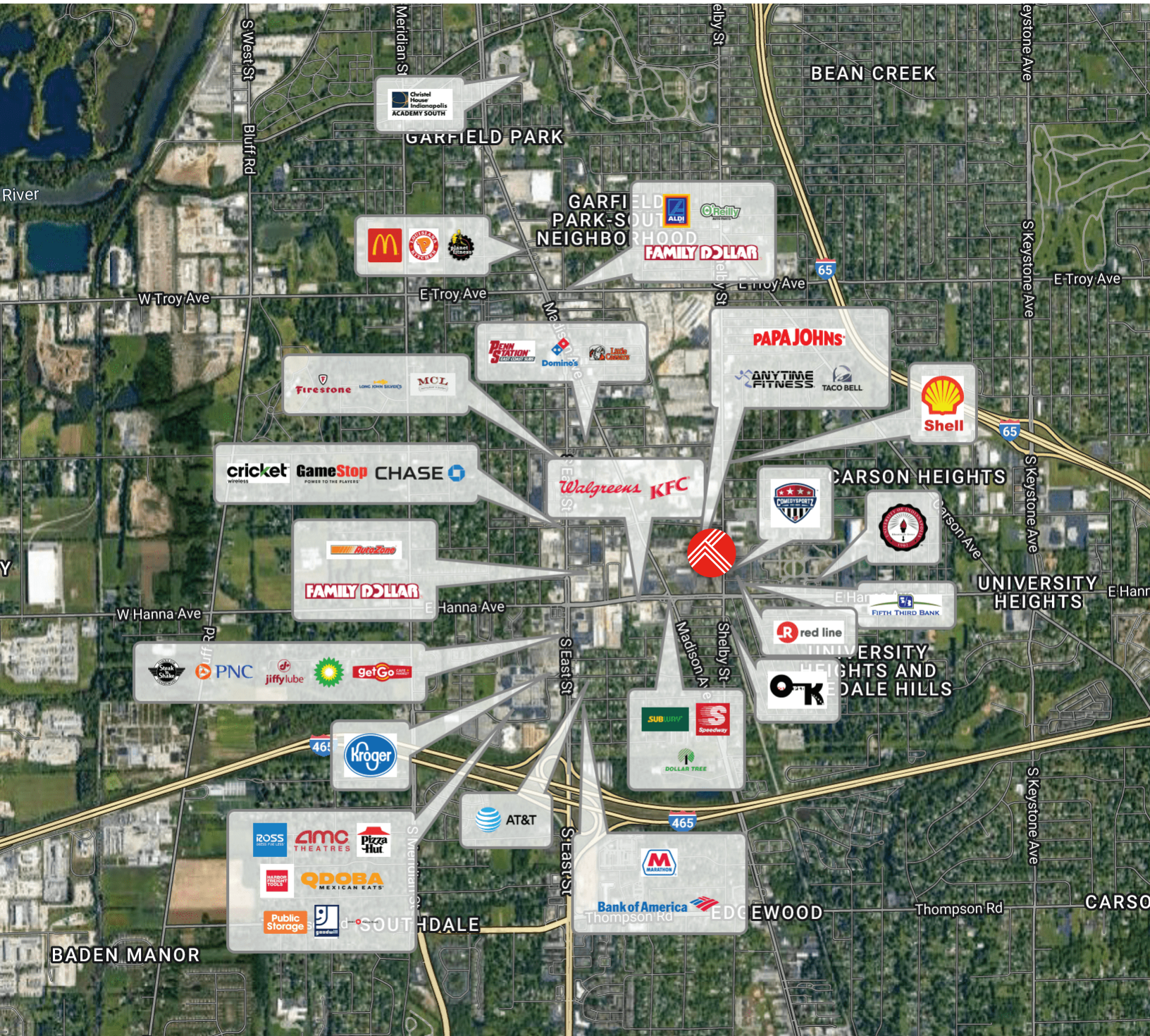
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Area Retailers



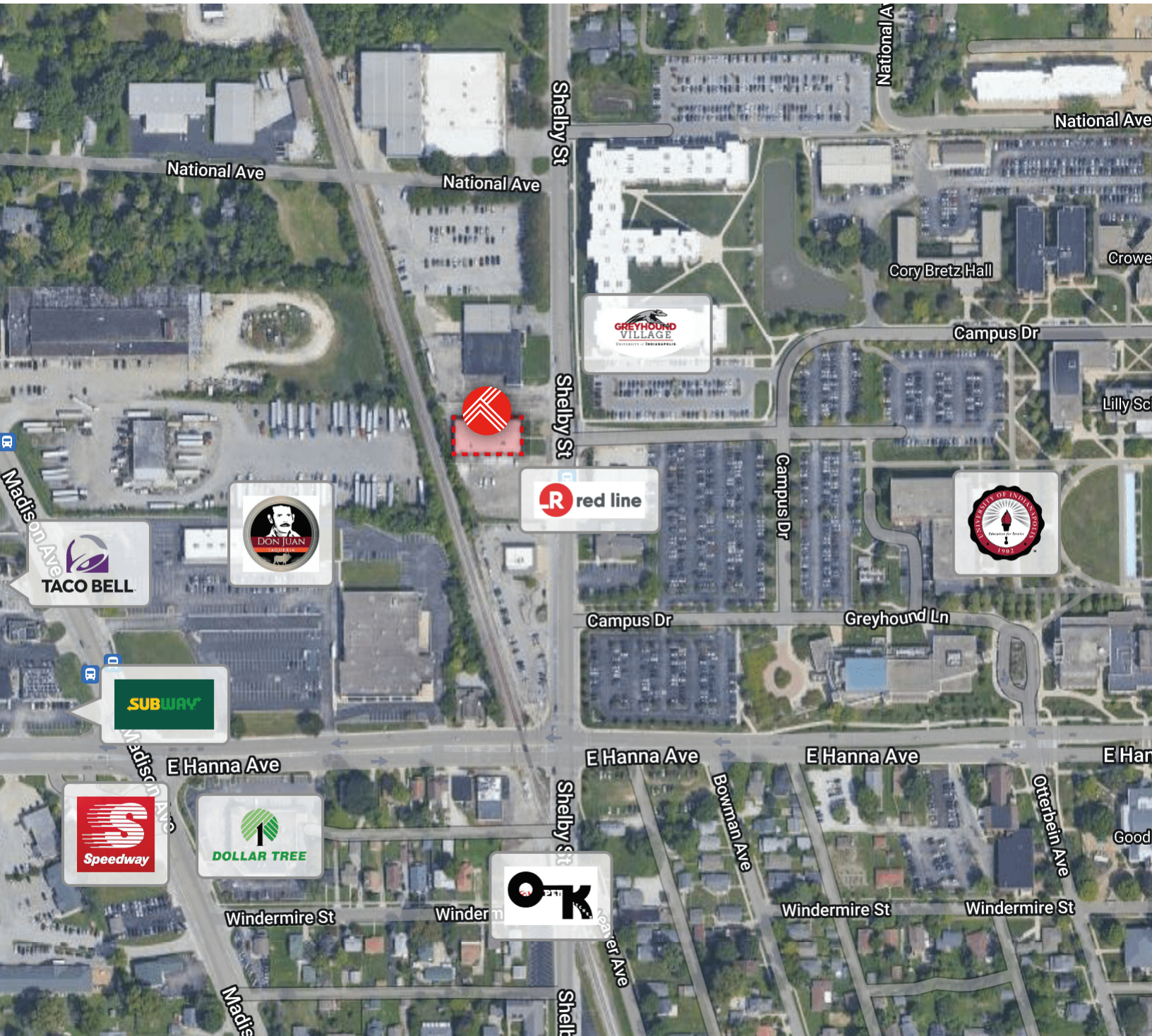
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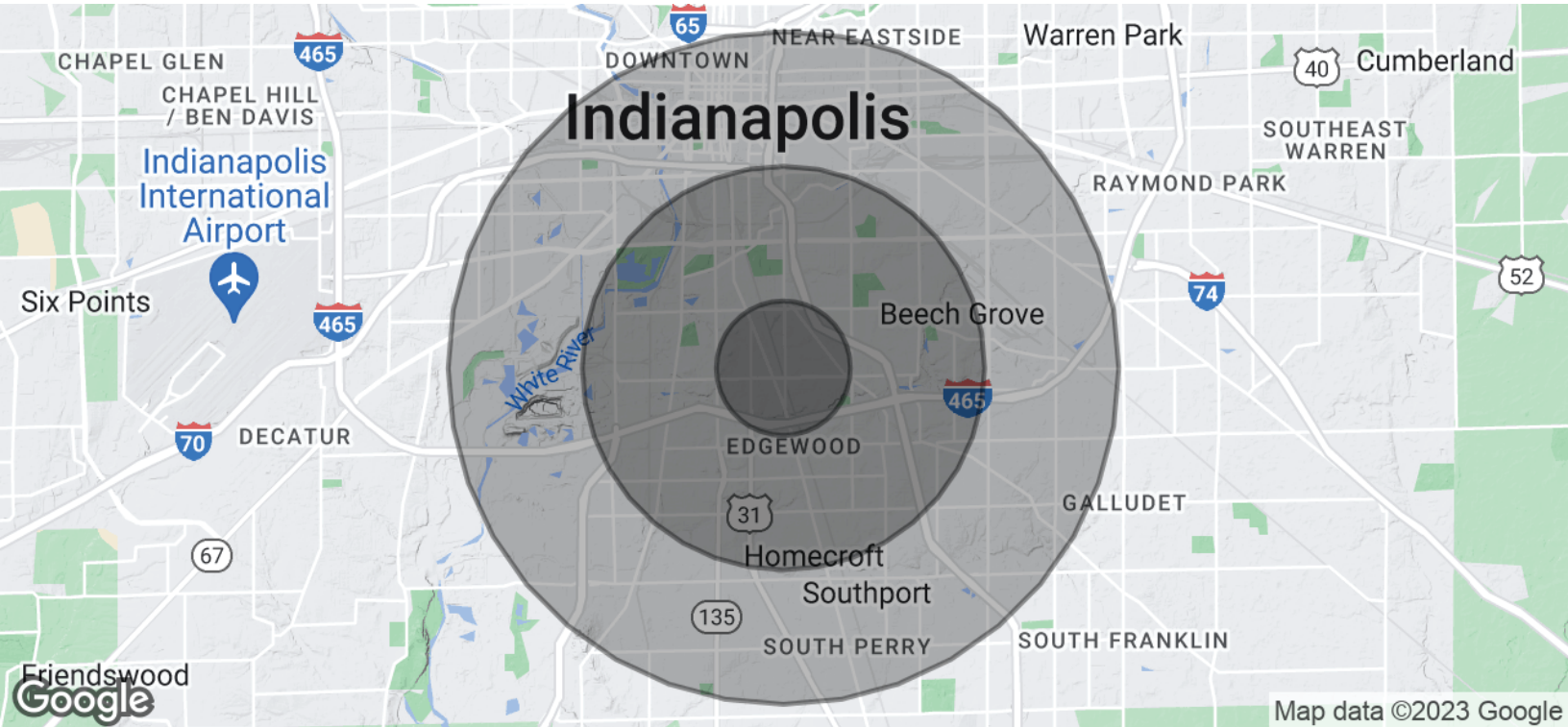
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,200	82,519	214,530
Average Age	28.1	34.2	34.4
Average Age (Male)	28.5	33.6	33.6
Average Age (Female)	27.6	35.0	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,354	32,126	84,314
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$43,811	\$45,526	\$50,300
Average House Value	\$116,163	\$99,515	\$117,669

* Demographic data derived from 2020 ACS - US Census

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