

SALE



RETAIL/OFFICE

3003 KENTUCKY AVENUE



3003 KENTUCKY AVENUE, INDIANAPOLIS, IN 46221

#### PROPERTY OVERVIEW

Former bank branch on a corner lot with great visibility and access along Kentucky Avenue that is well-suited for a variety of uses. Includes a 0.36-acre paved lot on the east side of 4th Street with additional parking and redevelopment potential. Located near the southwest I-70/I-465 interchange and is less than 15 minutes from the Indianapolis International Airport and downtown Indianapolis.

#### PROPERTY HIGHLIGHTS

- 2 dedicated parking lots with 44 spaces combined
- 3 drive-thru lanes
- Year Built: 1957
- Zoning: C-5, General Commercial District

#### SALE PRICE

\$400,000

Lot Size: 0.81 Acres

Building Size: 2,458 SF



#### BRADLEY COMPANY

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Indianapolis, IN 46240  
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#### PHILLIP COSMAS

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#### NATHAN SMITH

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BRADLEYCO.COM



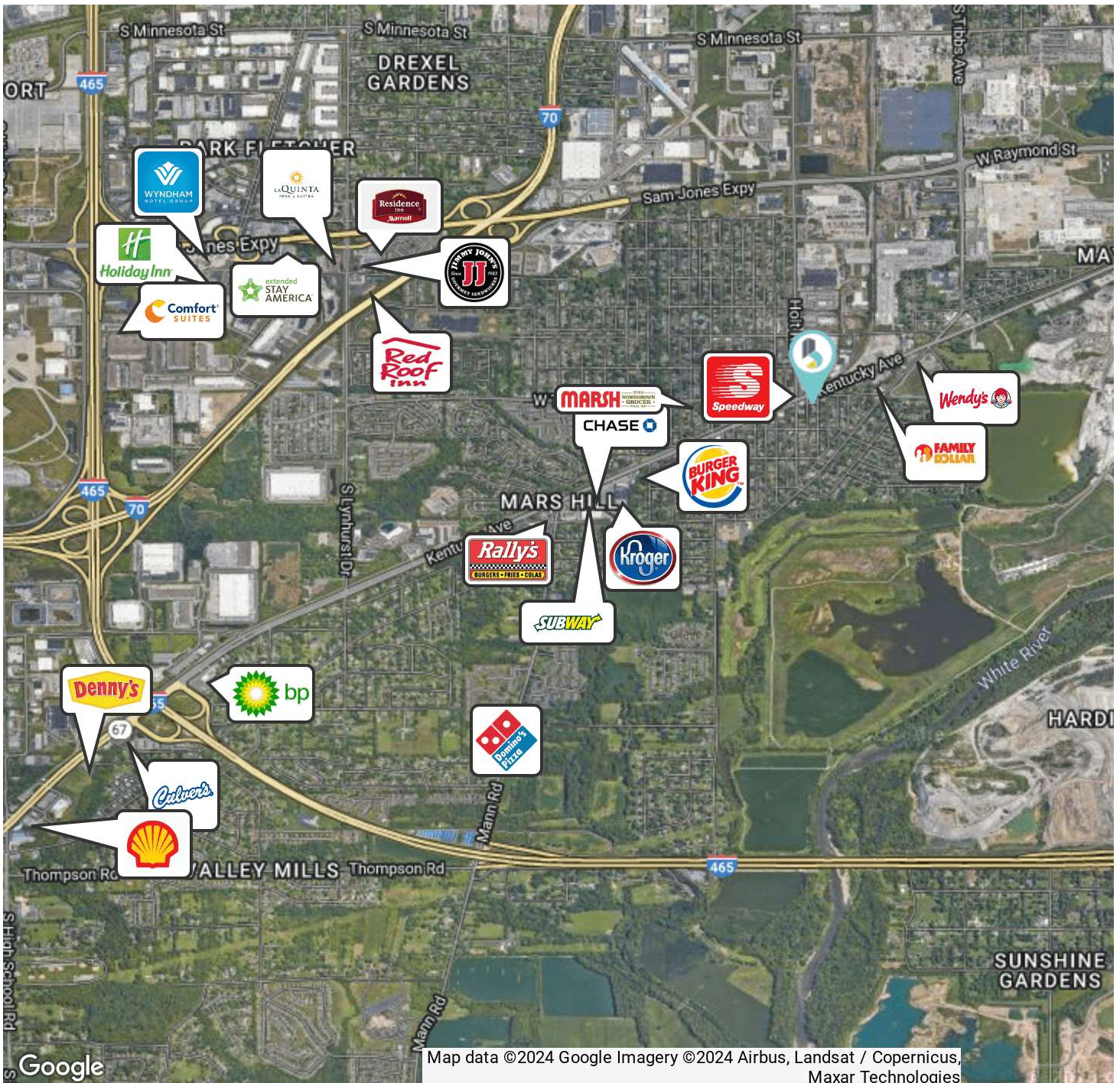


# RETAILER MAP

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## ADDITIONAL PHOTOS

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