



## Northside Owner-User Opportunity

# For Sale or Lease

8701 Founders Road  
Indianapolis, IN 46268



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## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$1,300,000

**Lease Price:** Negotiable

**Building Size:** 9,114 SF

**Available SF:** 9,114 SF

**Lot Size:** 1.58 Acres

**Zoning:** C4 and DP

### PROPERTY OVERVIEW

Located on the northwest side of Indianapolis in the College Park submarket, this opportunity is ideal for an owner-user. This 9,114 SF building is situated on 1.58 acres, is zoned C4 and DP, and has a unique setup with a small portion of the building laid out for a residential related use.

### PROPERTY HIGHLIGHTS

- 9,114 SF building
- 1.58 AC
- Upper level has four rooms with full bathrooms
- Zoned C4 and DP for flexible use
- Strategic location in Indianapolis area

### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	325	1,549	5,008
<b>Total Population</b>	574	2,762	9,372
<b>Average HH Income</b>	\$82,137	\$83,301	\$88,404



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## Additional Photos



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## Additional Photos

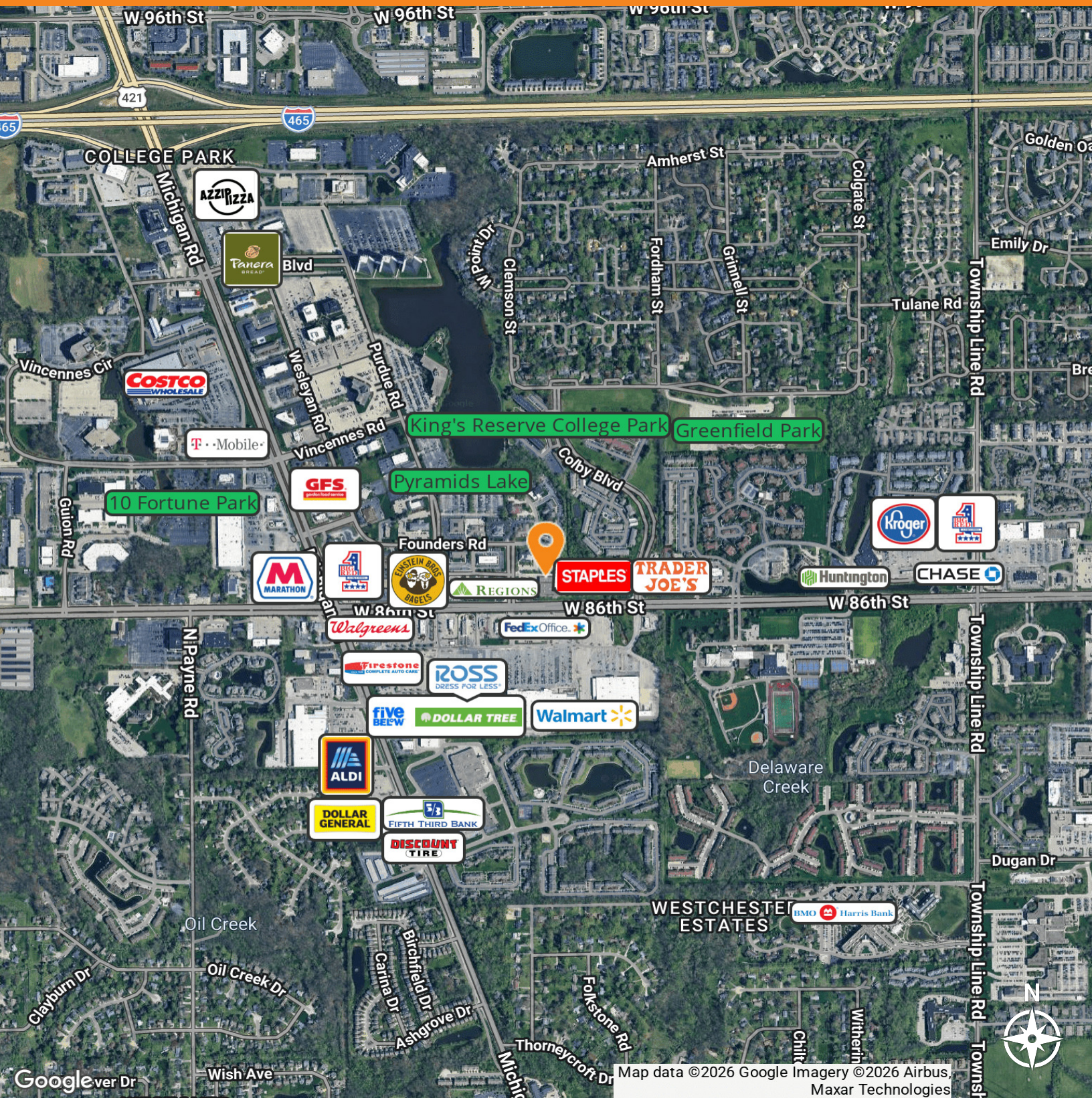


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## Retailer Map





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## Second Floor - Floorplan

