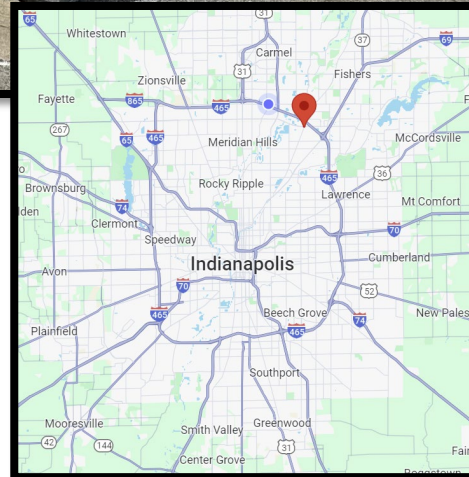


FOR SALE – OFFICE
8208 Allisonville Road
Indianapolis, IN 46250



Billboard Available*
*(not included in price)



PROPERTY DETAILS:

- **Total Building Area:** 3,056 SF
 - **Parking Type:** Surface (10 spaces available)
 - **Lot Size:** 0.23 Acres
 - **Floorplan:** [8208 Allisonville Rd Floorplan](#)
 - **Year Built:** 1958
 - **Survey Link:** [8208 Allisonville Rd Survey](#)
 - **Building Class:** 2 Star Office
 - **Property Record Card Link:** [8208 Allisonville Rd PRC](#)
- **PRICE: \$1,200,000.00** (Billboard not included in price)

Kelly L. Williams, CCIM ■ Williams Midwest CRE

E: kellyw@williamsmidwestcre.com ■ (317) 496-2536

www.williamsmidwestcre.com

FOR SALE – OFFICE

8208 Allisonville Road
Indianapolis, IN 46250



Williams
Midwest

COMMERCIAL REAL ESTATE

AREA DESCRIPTION:

Located in the thriving Keystone Crossing submarket, 8208 Allisonville Road offers an excellent blend of accessibility and convenience. The area is known for its vibrant commercial activity, making it an ideal location for businesses seeking visibility and accessibility.

Key Highlights of the Area:

•**Shopping and Dining:** The property is just minutes away from the Keystone at the Crossing shopping district, featuring a wide variety of retail stores, restaurants, and cafes. You'll find everything from high-end fashion outlets to cozy coffee shops.

•**Healthcare Facilities:** The area is home to several medical facilities and clinics,

ensuring that both tenants and their clients have access to top-notch healthcare services.

•**Transport Links:** Excellent connectivity with major roads like I-465 and public transport options makes commuting easy for employees and clients alike. The area also boasts ample parking facilities, including the property's surface parking spaces. Living and working in the Keystone Crossing area means enjoying the best of both worlds— a bustling urban environment with the tranquility of suburban life.



2022 Neighborhood Demographics & Traffic Counts



Est. Population



Avg. HH Income



Daytime
Employment

1 Mile	6,152	\$91,755	11,901
3 Miles	54,416	\$92,798	88,335
5 Miles	161,061	\$100,071	152,934

Source: CoStar



Traffic Counts ADT

E 82nd St/Allisonville Rd -
50,424

E 82nd St/Allison Pointe Trl W
29,497

Allisonville Rd/Kelly Ln SW
33,874

Source: CoStar

Kelly L. Williams, CCIM ■ Williams Midwest CRE

E: kellyw@williamsmidwestcre.com ■ (317) 496-2536

www.williamsmidwestcre.com