

3,000 - 8,750 SF AVAILABLE

7440 Michigan Rd, Indianapolis, IN 46268

FOR LEASE



7440 Michigan Rd.

- Unit 7450 is 8,750 SF and is an auto-use
- Auto shop has multiple overhead/drive-in doors and ample parking
- Unit B is ~3,000 SF that is office/flex space in the middle of the building
- Pylon signage available
- High visibility - located directly on busy thoroughfare, Michigan Rd.
- Close proximity to I-465 from the north and the west
- Surrounded by bustling retail areas, like College Park (due north), Traders Point (to the northwest), and 71st St. & Michigan Rd. (due south)

CONTACT

Phil Cohn

317.987.1076

leasing@arnoldmeyer.com

Arnold Meyer Commercial Real Estate
8777 Purdue Rd., Ste. 107,
Indianapolis, IN 46268

arnoldmeyer.com



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LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 - 8,750 SF	Lease Rate:	\$14 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
7450 Michigan Rd.	8,750 SF	NNN	\$14.00 SF/yr	Auto shop usage
7440 - Unit B	3,000 SF	NNN	\$14.00 SF/yr	~3,000 SF of office/flex space

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PROPERTY
DESCRIPTION



Property Description

Introducing a prime leasing opportunity at 7440 Michigan Rd, Indianapolis, IN. The property features a versatile 8,750 SF unit catering to automotive use, with multiple overhead/drive-in doors, making it an ideal fit for an auto shop. Additionally, Unit B offers approximately 3,000 SF of office/flex space, providing flexibility for a range of business needs. Boasting high visibility on the bustling thoroughfare of Michigan Rd, between 71st St. and 79th St., and close proximity to I-465, this property offers unparalleled accessibility and exposure. Surrounded by thriving retail areas such as College Park, Traders Point, and the intersection of 71st St. & Michigan Rd, it presents an exceptional opportunity for businesses seeking a strategic and dynamic location.

Location Description

Discover the perfect location for your retail business in Indianapolis, IN. Situated in a bustling area with a vibrant retail scene, the property at 7440 Michigan Rd offers an exciting opportunity for businesses looking to thrive in a dynamic environment. Located in an area known for its diverse shopping and dining options, the property is surrounded by a hub of activity that offers endless potential for retail/auto success.

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RETAILER MAP



STAPLES

ROSS
DRESS FOR LESS

CHASE

Huntington

PNC BANK

FIFTH THIRD BANK

Walmart
Save money. Live better.

Huntington

REGIONS

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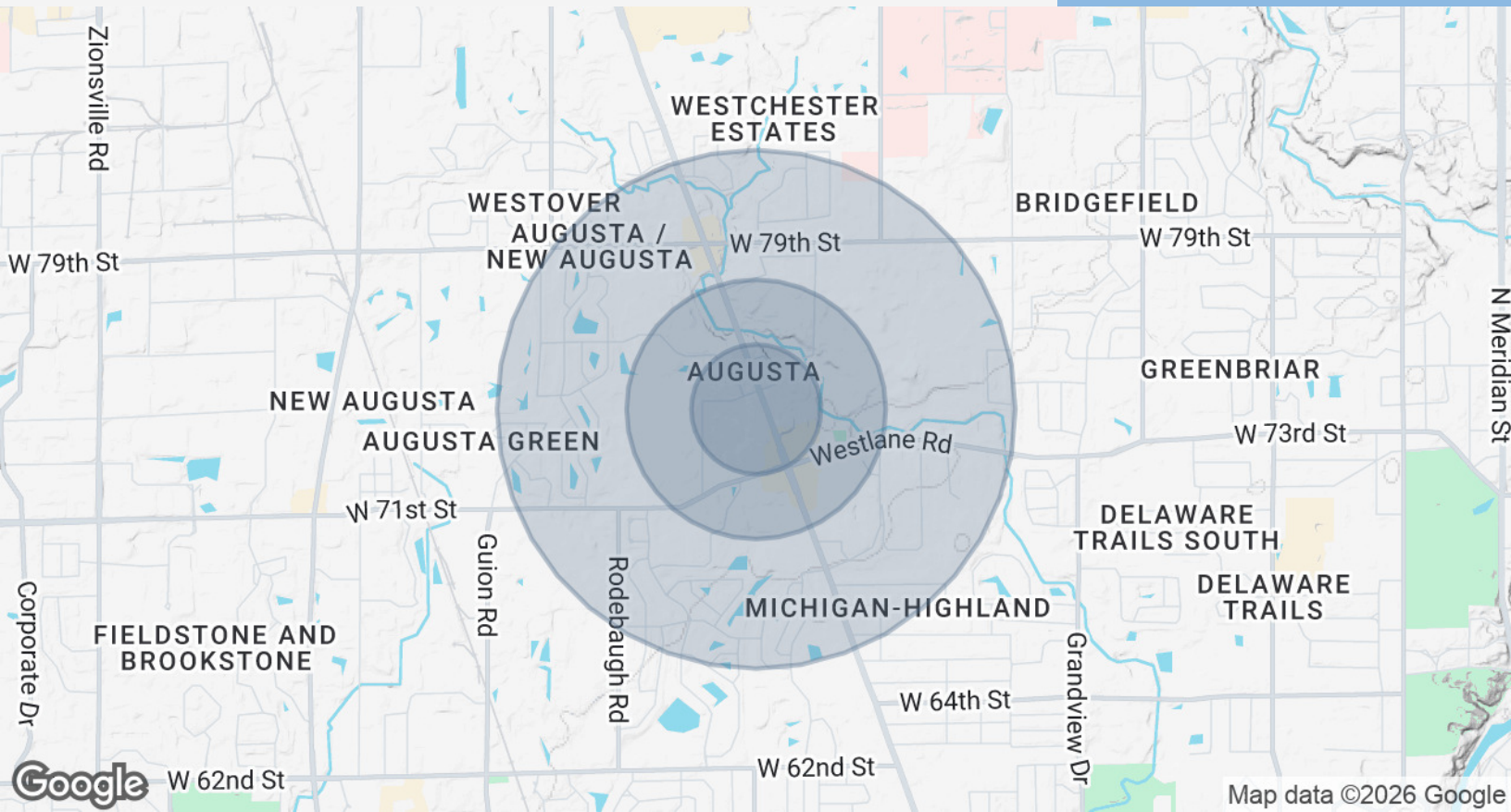


ARNOLD MEYER

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DEMOGRAPHICS MAP & REPORT



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	235	1,408	11,098
Average Age	32.7	34.2	33.0
Average Age (Male)	34.3	33.5	30.7
Average Age (Female)	30.7	34.6	36.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	72	482	4,243
# of Persons per HH	3.3	2.9	2.6
Average HH Income	\$70,791	\$72,016	\$74,541
Average House Value	\$218,841	\$208,897	\$204,722

2023 American Community Survey (ACS)

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