



## Former Rally's

1520 N. Shadeland Ave, Indianapolis, IN

### Property Highlights

- 800 SF Building situated on 1.043 AC
- Two drive-thrus
- Building and pylon signage
- High traffic count with over 20,500 vehicles passing by per day
- Excellent demographics with property surrounded by residential and retail users



200 E. Main Street, Suite 580  
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[www.naihb.com](http://www.naihb.com)

### **RACHEL ROMARY**

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
<b>Name</b>	Former Rally's	<b>Parcel Number</b>	49-07-35-118-004.000-700
<b>Address</b>	1520 N. Shadeland Boulevard	<b>Total Building SF</b>	800 SF
<b>City, State, Zip</b>	Indianapolis, IN 46219	<b>Acreage</b>	1.043 AC
<b>County</b>	Marion	<b>Year Built</b>	1996
<b>Township</b>	Warren	<b>Zoning</b>	C-4
<b>Parking</b>	Paved surface	<b>Parking Spaces</b>	24
Property Features			
<b>Construction Type</b>	Steel frame	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Slab
<b>Heating</b>	Yes	<b>Restrooms</b>	2 (exterior entry)
<b>Signage</b>	Building and pylon	<b>Central Air</b>	Yes
Utilities		Major Roads	
<b>Electric</b>	AES Indiana	<b>Nearest Interstate</b>	I-70, I-465
<b>Gas</b>	Citizens Energy Group	<b>Distance</b>	1 Mile
<b>Water</b>	Citizens Energy Group	<b>Traffic Count</b>	20,572 VPD
<b>Sewer</b>	Citizens Energy Group		
Lease Information			
<b>Available SF</b>	800 SF	<b>Lease Rate</b>	Negotiable
		<b>Lease Type</b>	Absolute Net
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$9.37/SF (2024/2025)	Tenant	





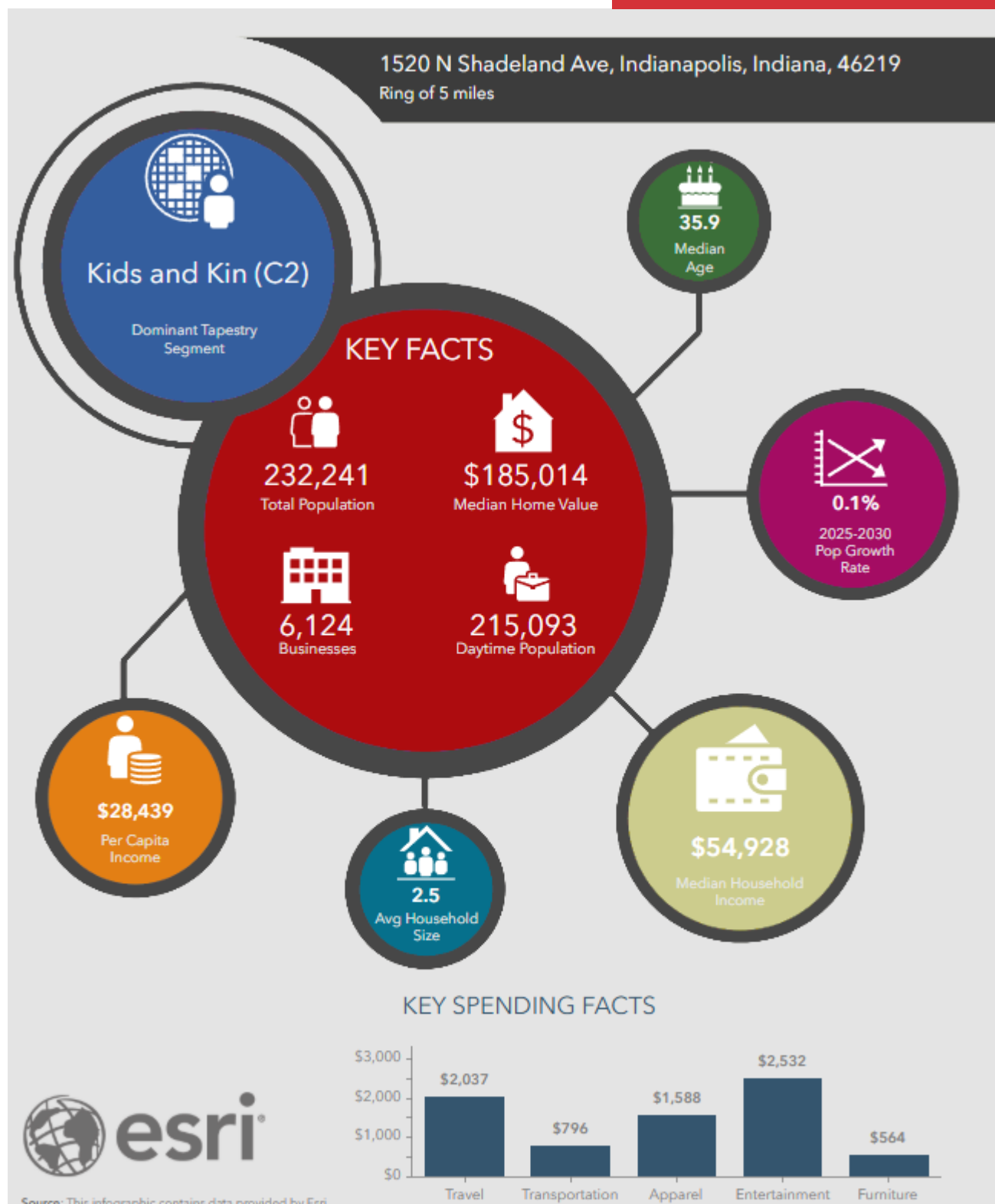
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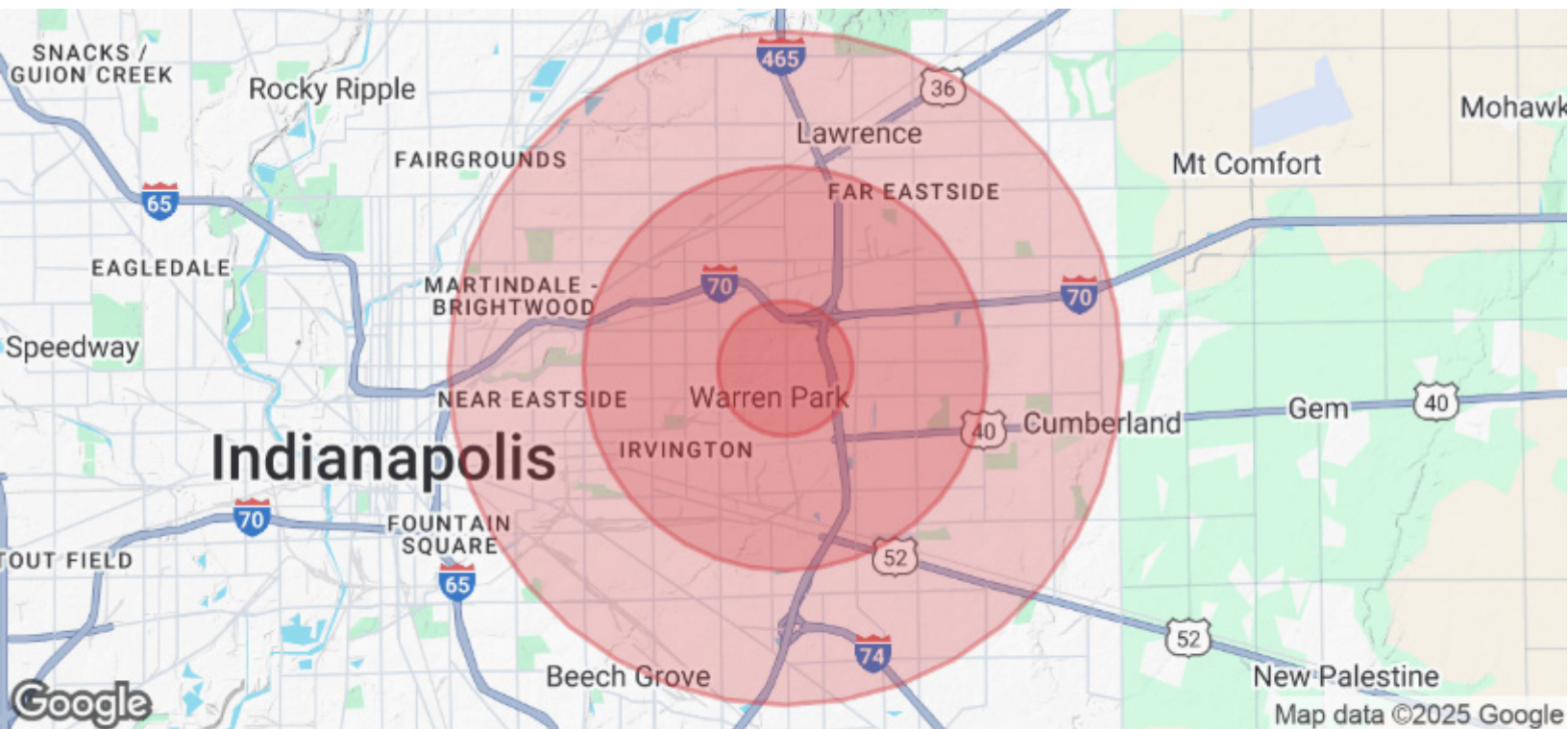
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,819	77,640	237,723
Average Age	43	39	38
Average Age (Male)	41	38	36
Average Age (Female)	45	40	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,989	32,369	95,619
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$58,729	\$63,570	\$67,090
Average House Value	\$165,719	\$182,539	\$202,179

Demographics data derived from AlphaMap

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