

RETAIL PROPERTY FOR SALE & LEASE

4209 E 62nd St

Indianapolis, IN 46220

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

Rare opportunity for owner/user investor to purchase the building for their use with in-place rents and tenants to help offset cost.

PROPERTY HIGHLIGHTS

- End cap suite available for lease.
- Possible to incorporate drive-thru or patio.
- Excellent visibility and signage.
- Flexible lease structures available.
- High Traffic Counts Allisonville & 62nd Street
- Available for investor OR owner/user
- Ample on-site parking for the center.
- Adjacent to Nickel Plate Trail for walking/biking
- Outdoor patio or drive-thru opportunity

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$21 SF/yr (NNN)
Available SF:	1,800 SF
Lot Size:	21,003 SF
Building Size:	5,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	381	1,023	3,517
Total Population	790	2,160	7,428
Average HH Income	\$92,071	\$93,906	\$103,789

Robert Coombes

(765)-760-3189

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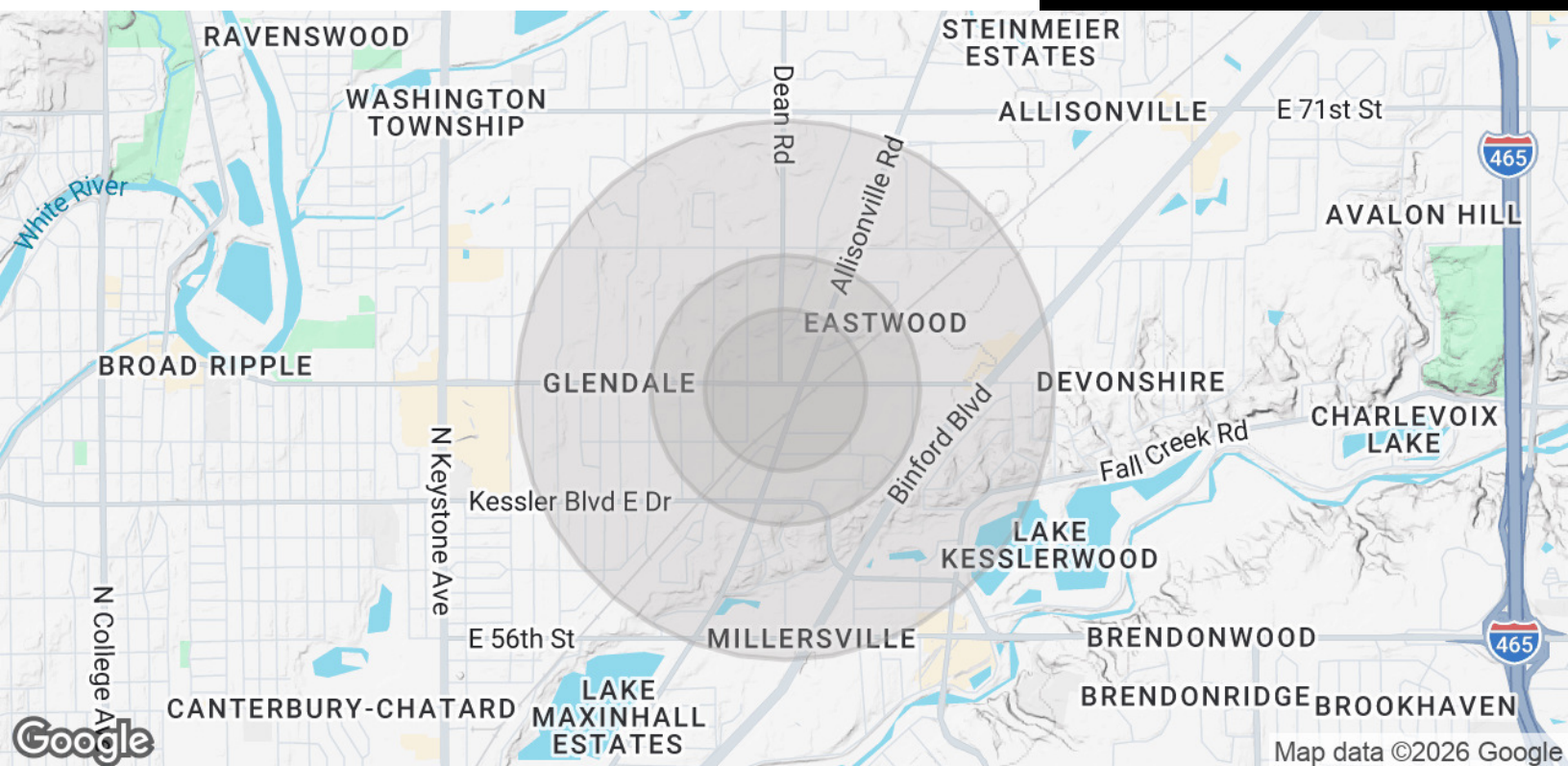
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	790	2,160	7,428
Average Age	41	40	41
Average Age (Male)	40	40	40
Average Age (Female)	41	40	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	381	1,023	3,517
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$92,071	\$93,906	\$103,789
Average House Value	\$334,407	\$341,700	\$357,885

2020 American Community Survey (ACS)

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