

SALE



FLEX / RETAIL

3275 & 3295 SHADELAND AVENUE

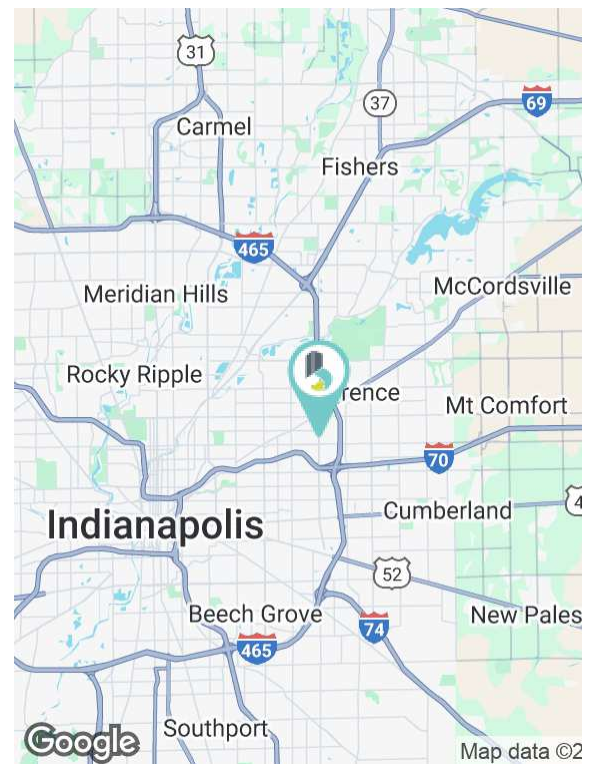


FLEX / RETAIL NNN INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Universal and functional, free-standing flex/retail building.
- Single-tenant, net-leased investment.
- Adjacent land available for building or parking expansion on south side of building.

Sale Price:	\$596,000.00
Building Size:	4,617 SF
Lot Size:	2.04 AC
Price / SF	\$129.00
Cap Rate:	8.50%
NOI:	\$50,673.00



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BRADLEYCO.COM



3275 & 3295 SHADELAND AVENUE, INDIANAPOLIS, IN 46226

SALE

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Address:	3275 & 3295 Shadeland Avenue, Indianapolis, Indiana 46226
Property Type:	Flex/Retail
Class:	"B" class building in good condition
Building Size:	4,617 SF
Year Built:	1978; expanded in 2019 & 2022
Parking Ratio:	20+ spaces (1.44 / 1,000 SF)
Land Size:	2.04 AC
Zoning:	C-4
Construction:	Foundation: concrete slab Structure: wood Exterior: concrete block & aluminum siding Roof: flat rubber
Drive-In Doors:	4 (1 is internal)
Docks:	0
Clear Height:	10'8" - 12'7"

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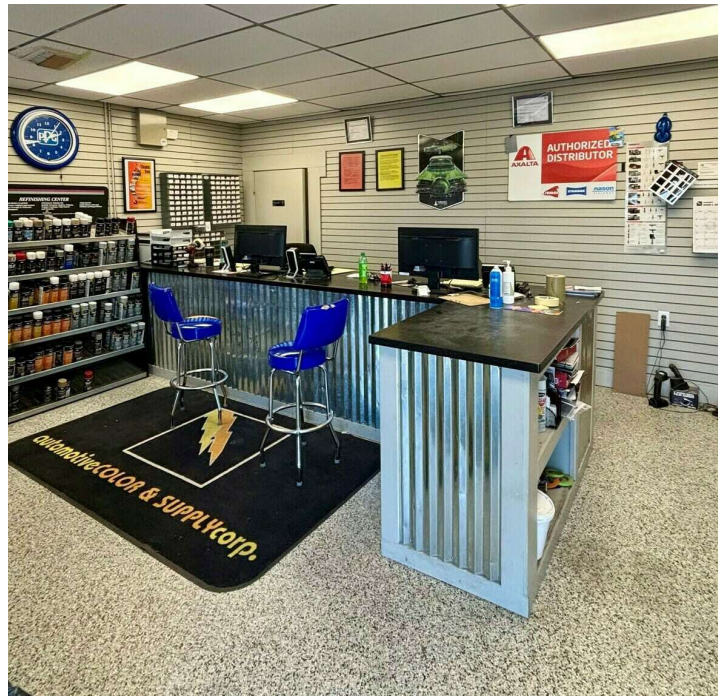
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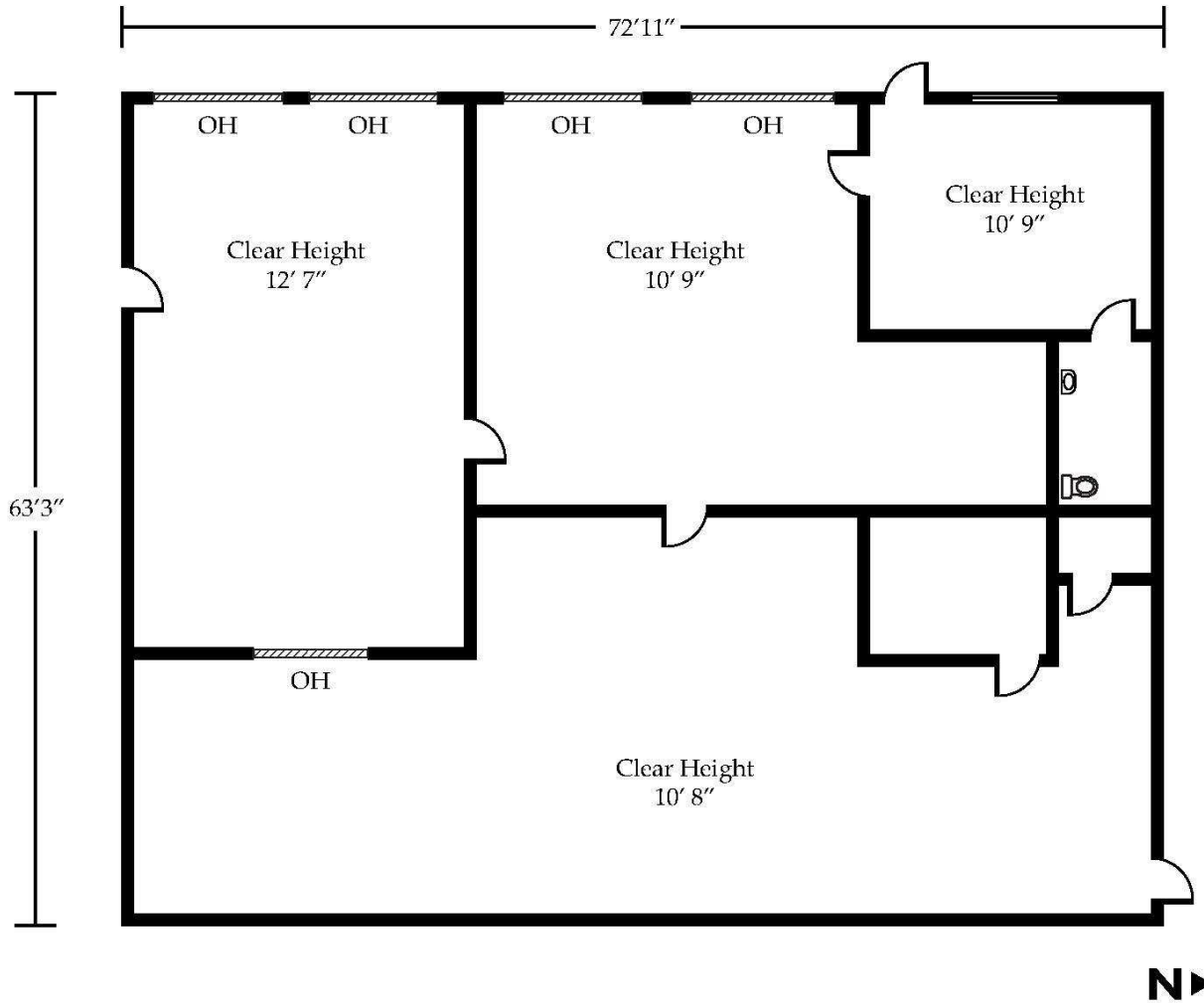
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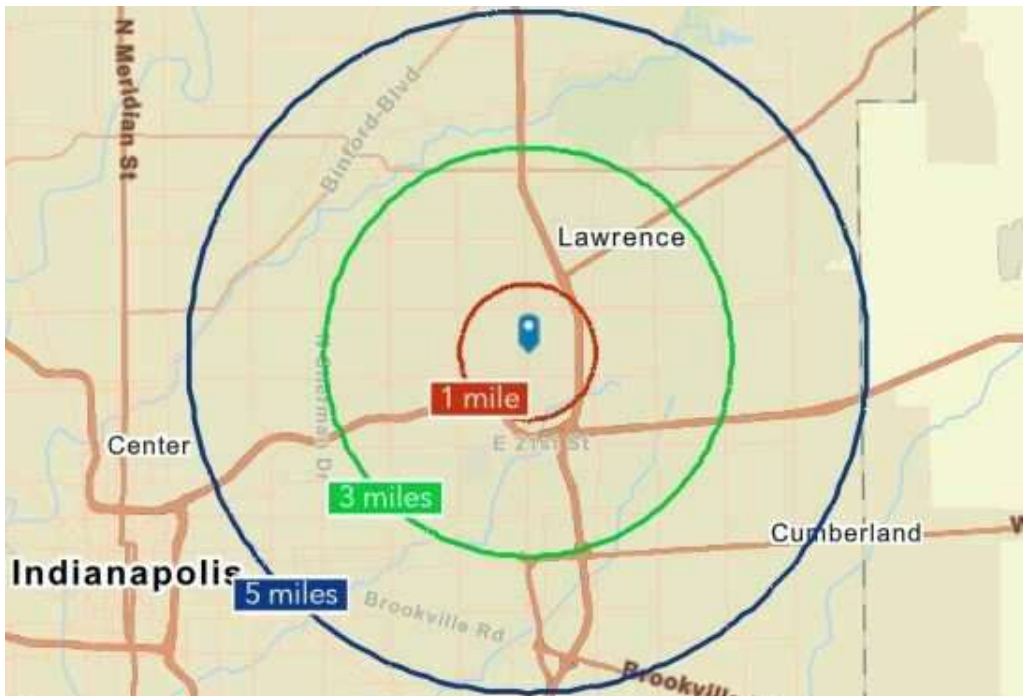
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	1 MILE	3 MILES	5 MILES
2024 Population	5,483	95,028	233,463
2024 Daytime Worker Population	6,337	42,550	96,225
2024 Households	2,182	38,187	94,670
2024 Families	1,313	22,513	54,678
2024 Median HH Income	\$38,428	\$42,118	\$50,440
2024 Per Capita Income	\$20,329	\$24,464	\$28,520

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