

FOR SALE

DEVELOPMENT PROPERTY

📍 3415 ENGLISH AVE, INDIANAPOLIS, IN 46201



Lot Size: ±3.32 Acres



Building Size: ±32,000 sq. ft.

\$ 2,000,000

PROPERTY HIGHLIGHTS

- ±3.32 Acres of C4 Commercial Land
- ±32,000 SF Existing Single-Story Building
- Flexible Owner-User, Medical, Service Commercial, or Redevelopment Opportunity
- Adjacent to Community Justice Campus
- Near Eskenazi Health Expansion
- Opportunity Zone Designation
- Strong Visibility and Access Along English Avenue Corridor
- Existing Structure Allows Immediate Occupancy or Phased Repositioning
- Rare Large-Scale Infill Commercial Site Near Downtown Indianapolis



KEY FACTS

251,741
Population

34.1 Median Age

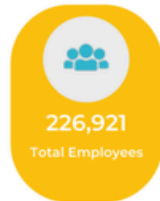
2.28

Average Household Size

105,165

Total Households

BUSINESS



EMPLOYMENT

23,501

Retail Trade
Employees

13,486

Finance/Ins/Real
Estate Emp

28,728
Manufacturing
Employees

11,382
Eating &
Drinking
Employees

4.9%

Unemployment Rate

Households by Income

The largest group : < \$15,000 (16.29%)

The smallest group : \$200,000+ (4.82%)

Indicator	Value(%)	
< \$15,000	16.29	
\$15,000 - \$24,999	9.42	
\$25,000 - \$34,999	9.5	
\$35,000 - \$49,999	13.43	
\$50,000 - \$74,999	15.44	
\$75,000 - \$99,999	12.35	
\$100,000 - \$149,999	13.42	
\$150,000 - \$199,999	5.33	
\$200,000+	4.82	

STEVE FLANAGAN

Licensed Real Estate Broker
License No.: RB16001253



317-236-9172



sflanagan@rplux.com

RICHARD LUX

Managing Broker
R.P. Lux Company



317-590-8220



rlux@rplux.com

R.P. Lux

Commercial Real Estate Services

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**SITE
AERIAL**

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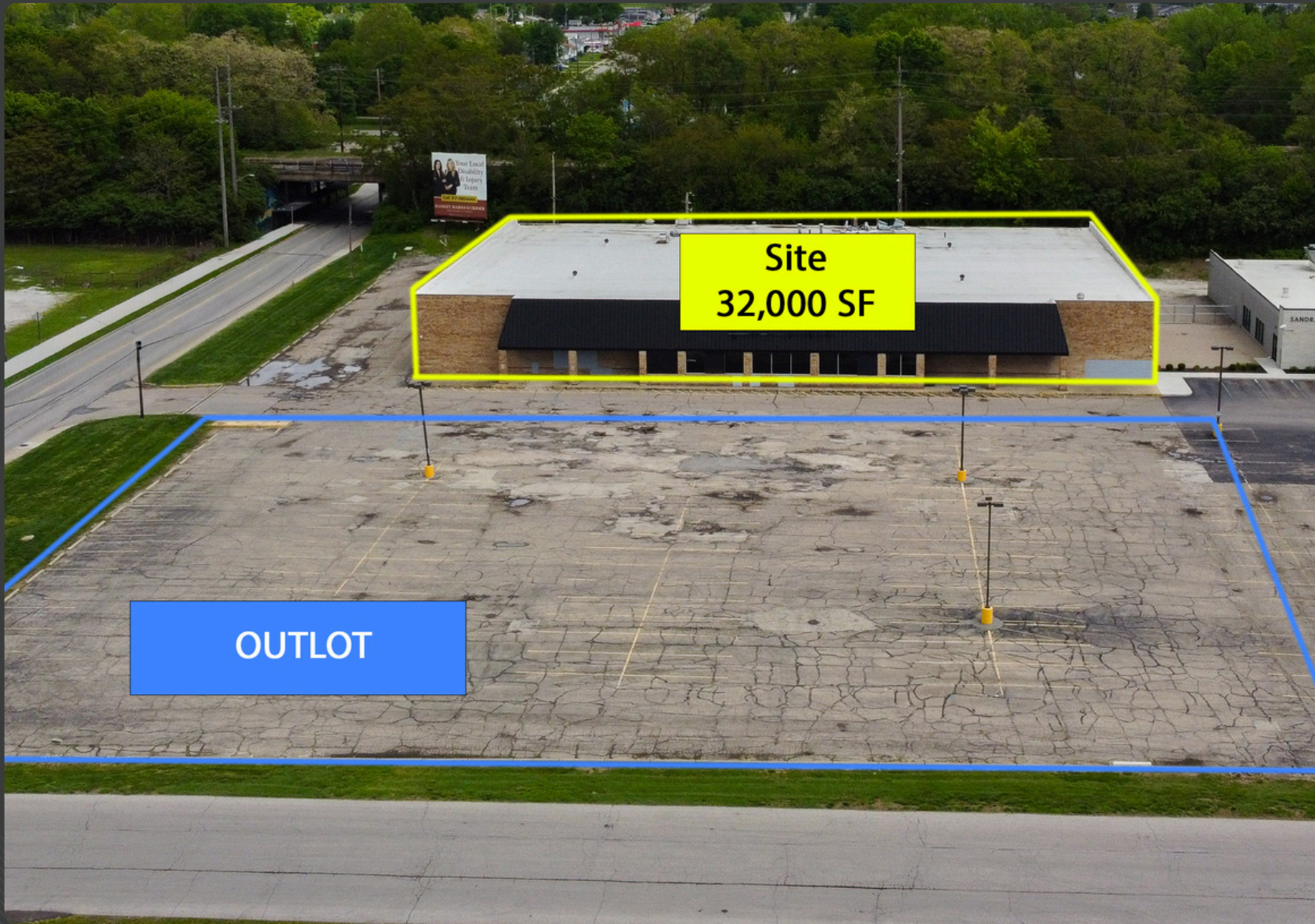
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