

5333
WEST PIKE

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WEST PIKE PLAZA
INDIANAPOLIS, IN

- AUTOMOTIVE OPPORTUNITY
- 23,000 SF RETAIL AVAILABLE FOR SUBLEASE



NEWMARK

AUTOMOTIVE

PROPERTY OVERVIEW

This 23,000 SF retail and warehouse/service facility presents a rare sublease opportunity, available through July 1, 2029, in a high-visibility, high-traffic corridor near downtown Indianapolis. Situated on 4.26 acres, the property features a flexible layout ideal for showroom, retail, or service-oriented operations. Its C-5 zoning allows for a wide range of commercial and industrial uses.

Located near numerous automotive dealerships and auto auctions, the site presents a turnkey opportunity for a dealership or other vehicle-focused business. The large lot supports outdoor display, customer parking, or service use, while the building's open interior adapts easily to various business needs. With excellent access to major interstates and surrounded by national retailers, this location combines visibility, accessibility, and steady consumer draw in one of the city's most active commercial areas.

\$21.50

PSF NNN LEASE RATE

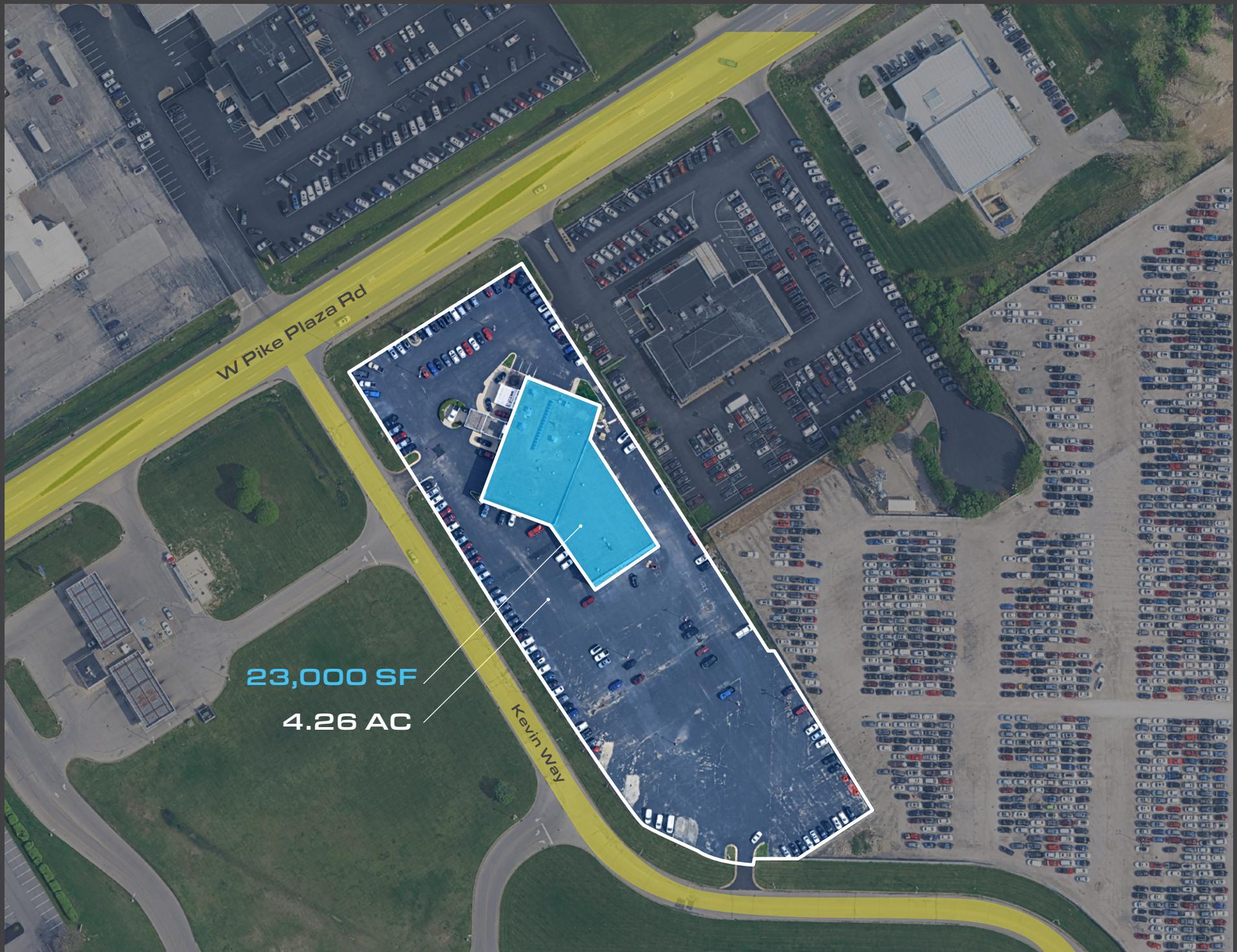
±23,000 SF

OF SHOWROOM/SERVICE



AERIAL OVERVIEW

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VEHICLE-RELATED OPERATIONS:

- Automobile and Light Vehicle Wash
- Automobile, Motorcycle, and Light Vehicle Sales or Rental
- Automobile, Motorcycle, and Light Vehicle Service or Repair
- Parking Lot, Commercial

ADDITIONAL PERMITTED USES:

- Community Center
- Religious Uses
- Vocational, technical or industrial school or training facility
- Consumer Services or Repair of Consumer Goods
- Eating Establishment or Food Preparation
- Commercial and Building Contractors
- Office: Business, Professional or Government
- Liquor Store
- Retail, Light General
- Retail, Heavy General

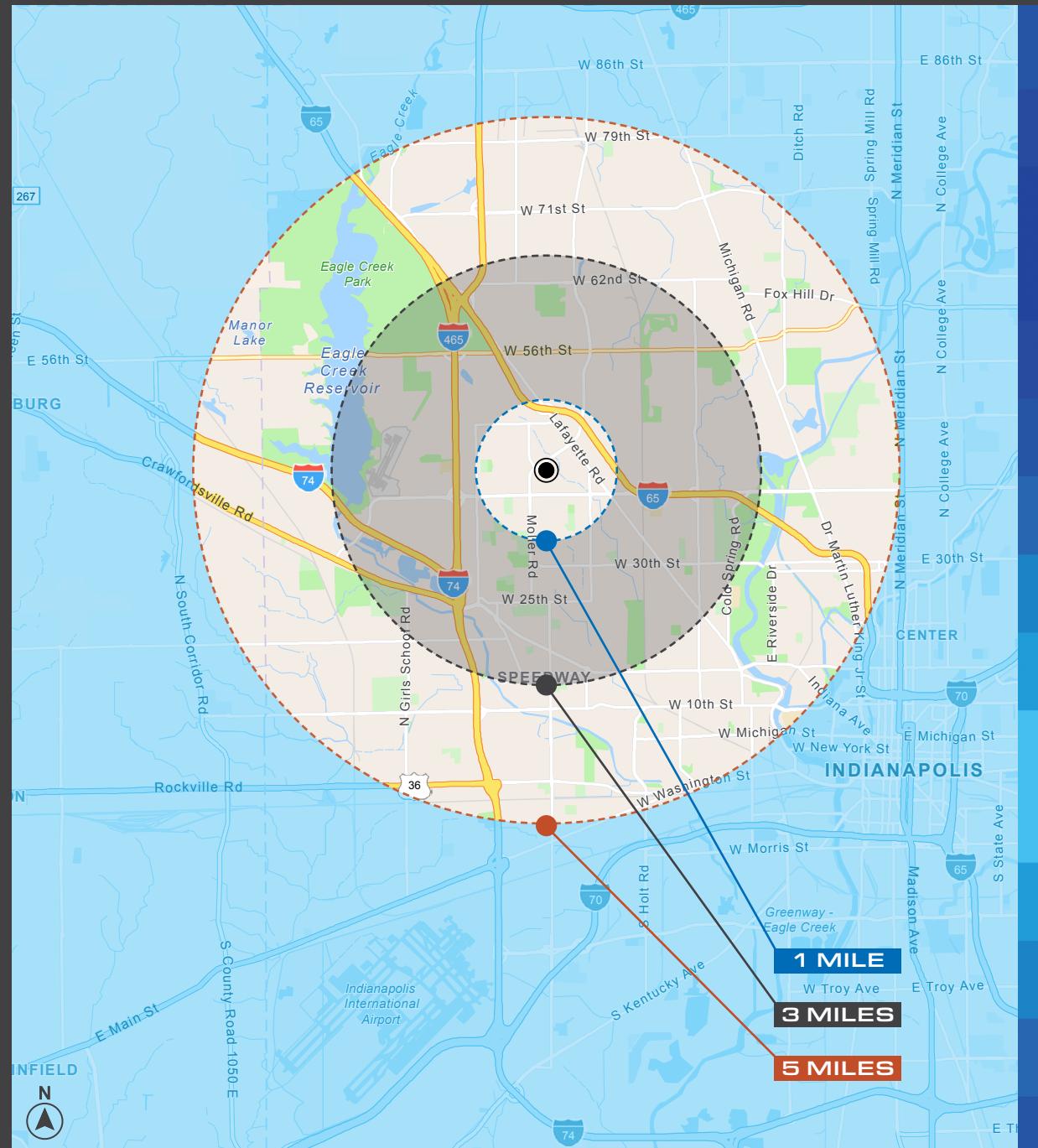
RETAIL SPECS

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AREA DEMOGRAPHICS

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227,260

2024 POPULATION
CURRENT YEAR ESTIMATE (5 MI.)

89,576

2024 HOUSEHOLDS
CURRENT YEAR ESTIMATE (5 MI.)

\$80,584

AVERAGE HH INCOME (5 MI.)

	3 Miles	5 Miles	10 Miles
Populations			
2024 Populations	104,730	227,260	696,735
Households			
2024 Populations	42,215	89,576	286,785
2029 Population (5 Year Projections)	41,981	89,711	294,167
2024 Avg Value of Owner Occ. Housing Units	\$244,502	\$251,349	\$302,984
2024 Avg Household Income	\$74,372	\$80,584	\$100,439



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