

5333
WEST PIKE

5333
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

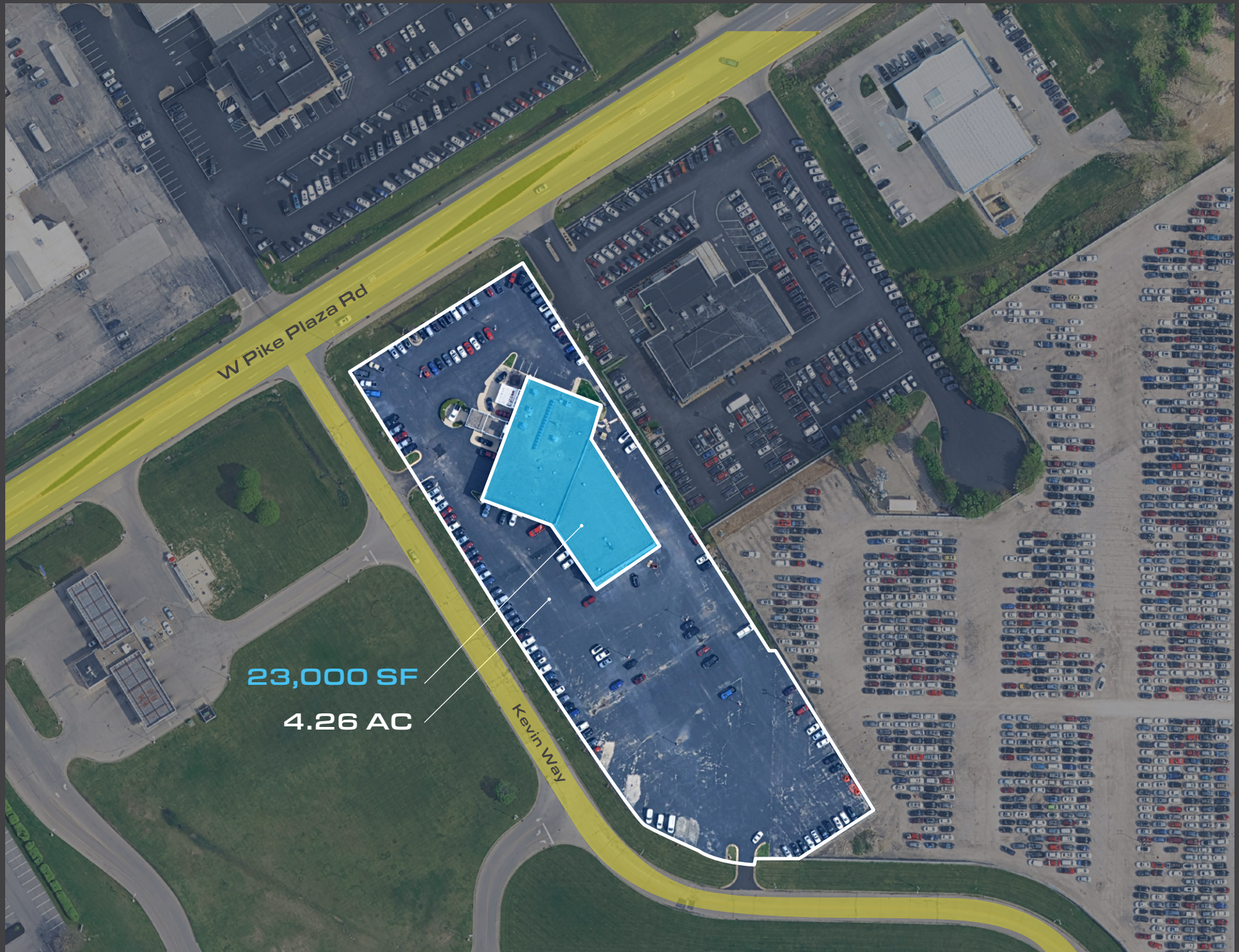
PSF NNN LEASE RATE

±23,000 SF

OF SHOWROOM/SERVICE



AERIAL OVERVIEW



23,000 SF

4.26 AC

W Pike Plaza Rd

Kevin Way

ZONING

C-5



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

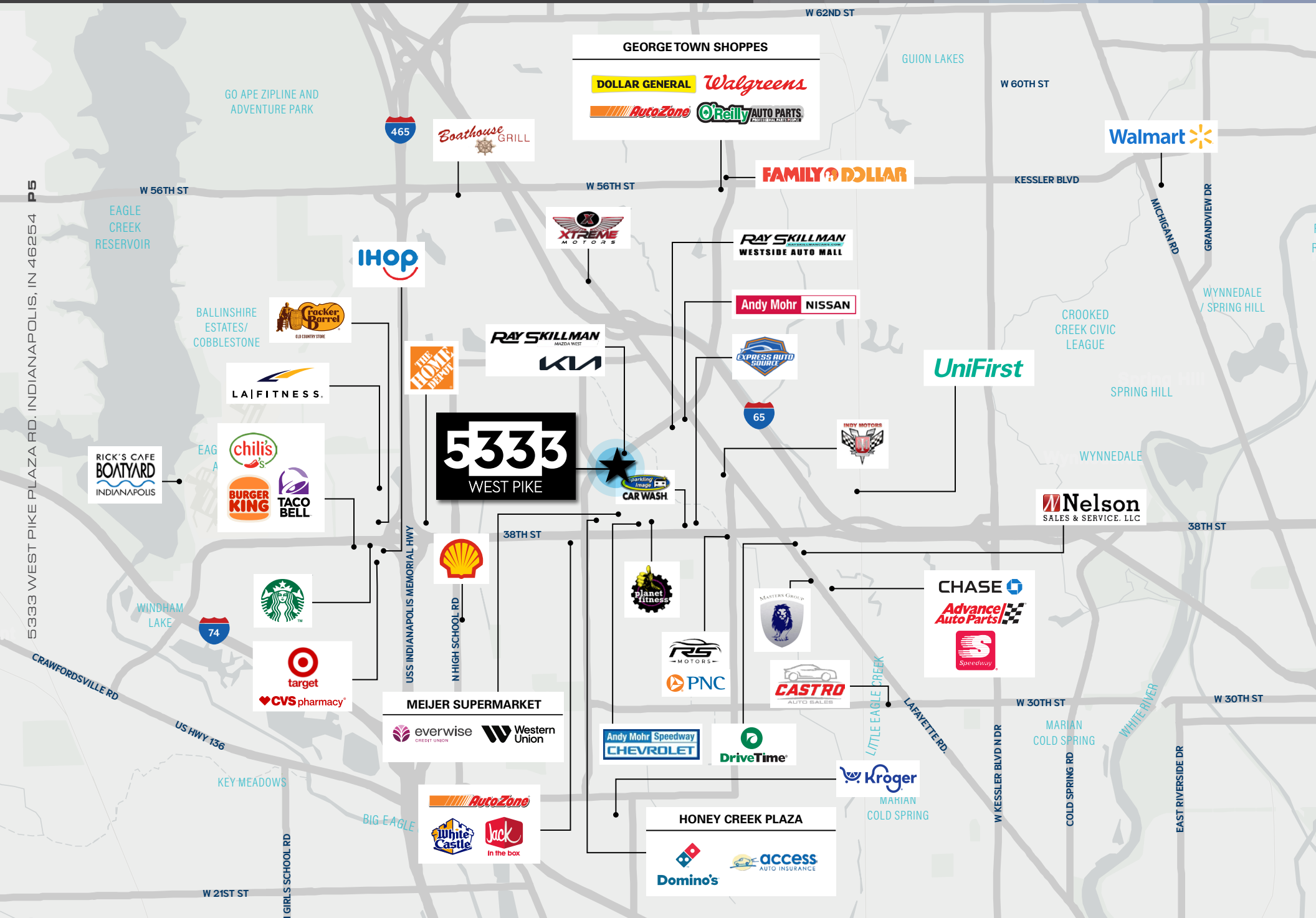
ADDITIONAL PERMITTED USES:

- 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

[Click Here To View The Full Municode List](#)

RETAIL SPECS

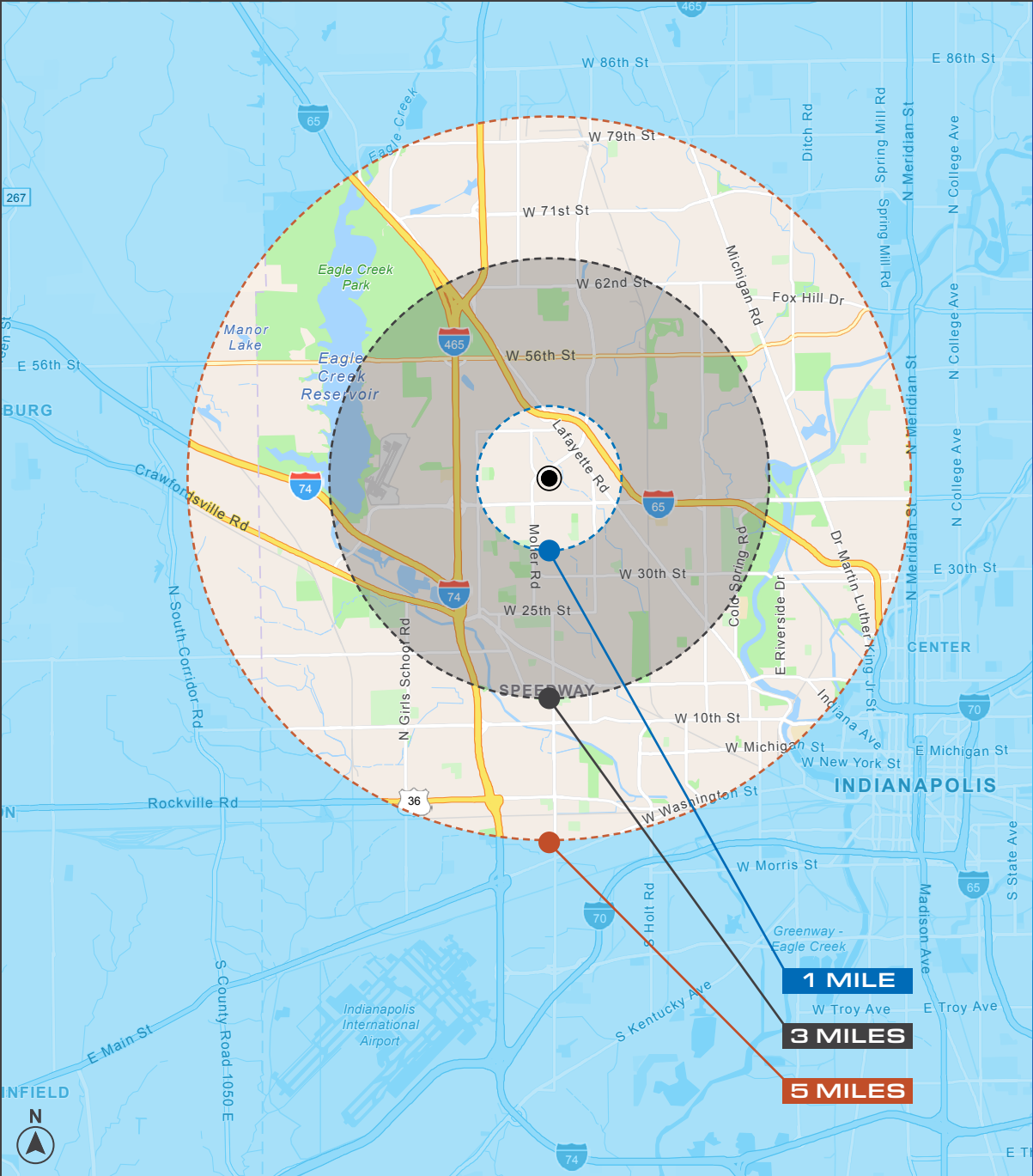
5333 WEST PIKE PLAZA RD. INDIANAPOLIS, IN 46254 P5



AREA DEMOGRAPHICS



5333 WEST PIKE PLAZA RD, INDIANAPOLIS, IN 46254 P6



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
2029 Populations	104,281	227,466	712,279
2024-2029 Annual Population Growth	-0.09%	0.02%	0.44%
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



5333 West Pike Plaza Rd. Indianapolis, IN 46254

Matt Kiger

DIRECTOR

matt.kiger@nmrk.com
t 317-308-4228

Aaron Lazar

ASSOCIATE

Aaron.Lazar@nmrk.com
t 240-994-0242

Christina Cotter

SENIOR MANAGING DIRECTOR

Christina.Cotter@nmrk.com
t 716-860-7597

5333
WEST PIKE

NEWMARK

AUTOMOTIVE

NMRK.COM/RETAILSERVICES

These materials are strictly confidential and have been provided to you by Newmark Group, Inc. and/or its affiliates as set out below (together, "Newmark", "we" or "us") and may not be used or relied upon unless expressly agreed in writing with us. These materials and the information contained herein are intended solely for your information and may not be disclosed or distributed to any other person, or otherwise replicated in any form without the prior written consent of Newmark. The materials are expressed as of the date hereof and are subject to change. Newmark assumes no obligation to update or otherwise revise these materials. The information has been obtained from or based upon sources believed by Newmark to be reliable, but Newmark does not warrant its accuracy or completeness and is not responsible for losses or damages arising out of errors, omissions, or changes or from the use of information presented in this document. This material does not purport to contain all of the information that an interested party may desire and, in fact, provides only a limited view. Any headings are for convenience of reference only and shall not be deemed to modify or influence the interpretation of the information.

This material has been prepared by us based on assumptions and parameters determined by us in good faith. The assumptions and parameters used are not the only ones that might reasonably have been selected and therefore no guarantee is given as to the accuracy, completeness or reasonableness of any such quotations, disclosure or analyses. A variety of other or additional assumptions or parameters, or other market factors and other considerations, could result in different contemporaneous good faith analyses or assessment of the transaction described above.