



AVAILABLE SF

3,573 SF

SALE PRICE

\$800,000

## PROPERTY HIGHLIGHTS

- Medical office building for sale
- Previously an eyecare center
- Excellent visibility & signage directly on 62nd St.
- Located across the street from Glendale Town Center, w/ tenants like IU Health, Walgreens, Chick-fil-A, etc.
- Natural light throughout & ample parking

FOR SALE

2710 E. 62ND ST.  
Indianapolis, IN  
46220



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## 2710 E. 62ND ST.

Indianapolis, IN 46220

**FOR SALE**



Reception Area



Waiting Area

### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Indianapolis: a 3,573 SF medical office building ideally located on 62nd St., across from Glendale Town Center. With approximately 2,864 SF above grade, a split basement with one side finished with approximately 567 SF & an unfinished area for storage of 305 SF—parking in front & rear of building. Previous Tenant/owner was Norman Miller Eyecare. This property presents a compelling opportunity for investors in the office and medical sectors.

### LOCATION DESCRIPTION

This prime location provides convenient access to a wide array of dining, shopping, & entertainment options. Positioned in a dynamic commercial hub, the area is highly sought after by office & medical investors seeking a thriving community to establish their presence. With its strategic positioning & an array of attractions, this area presents an exceptional opportunity for those looking to invest. Less than a mile to the vibrant Broad Ripple Village & very close to major city thoroughfares.

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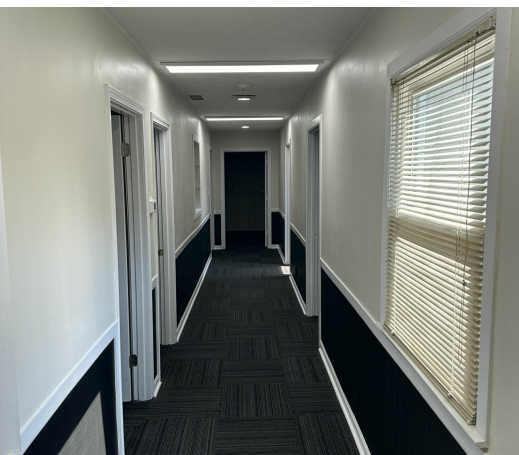
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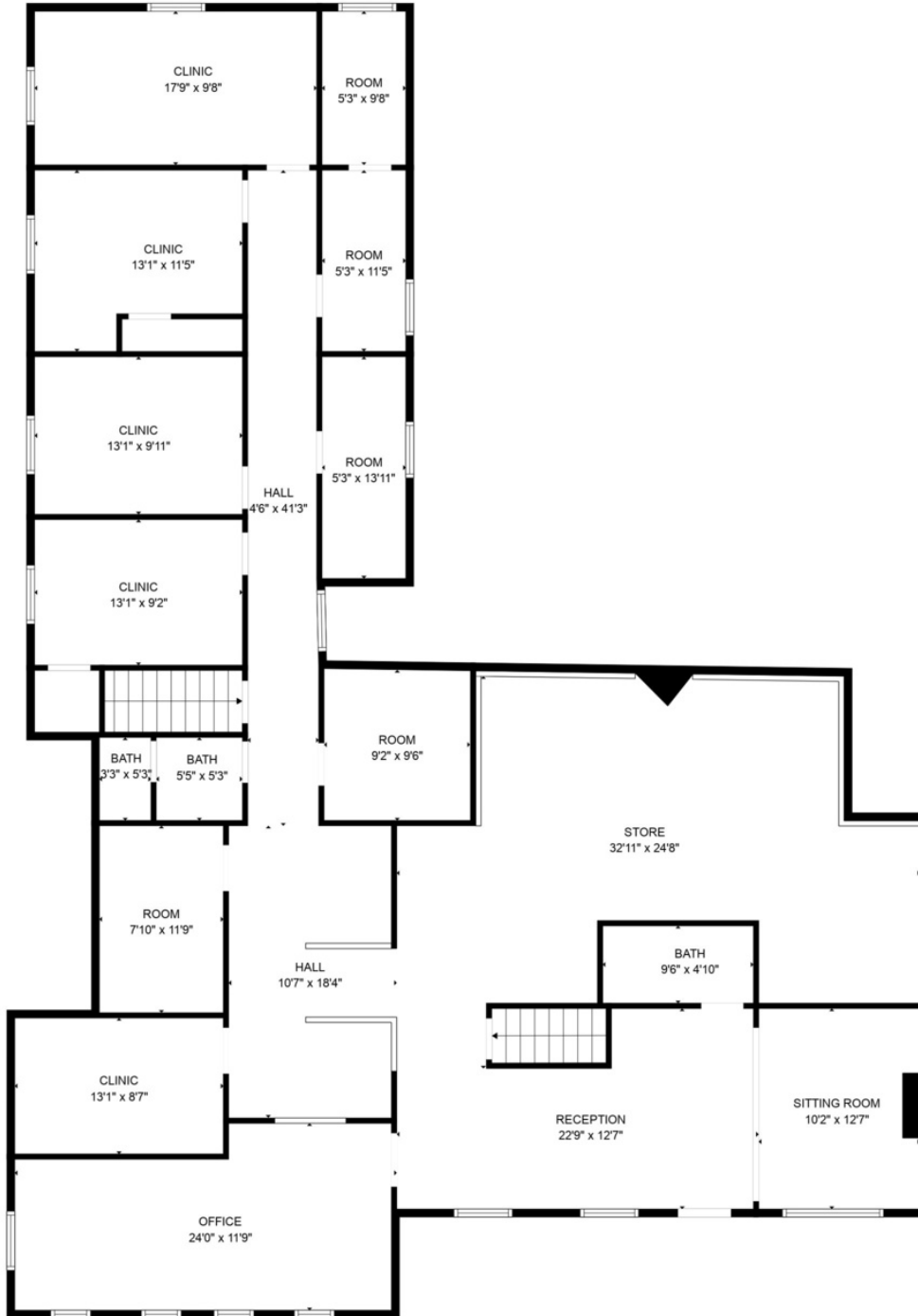
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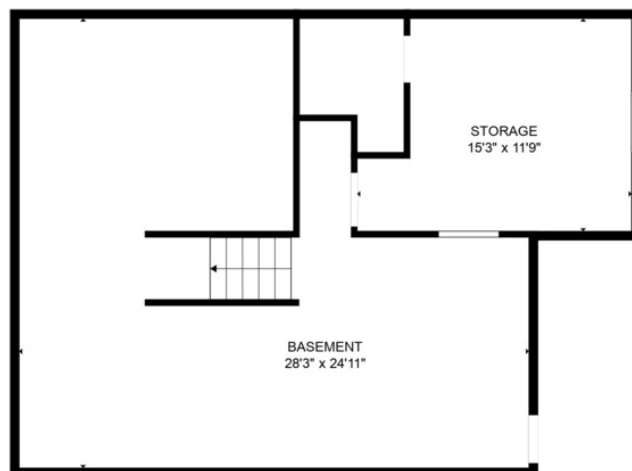
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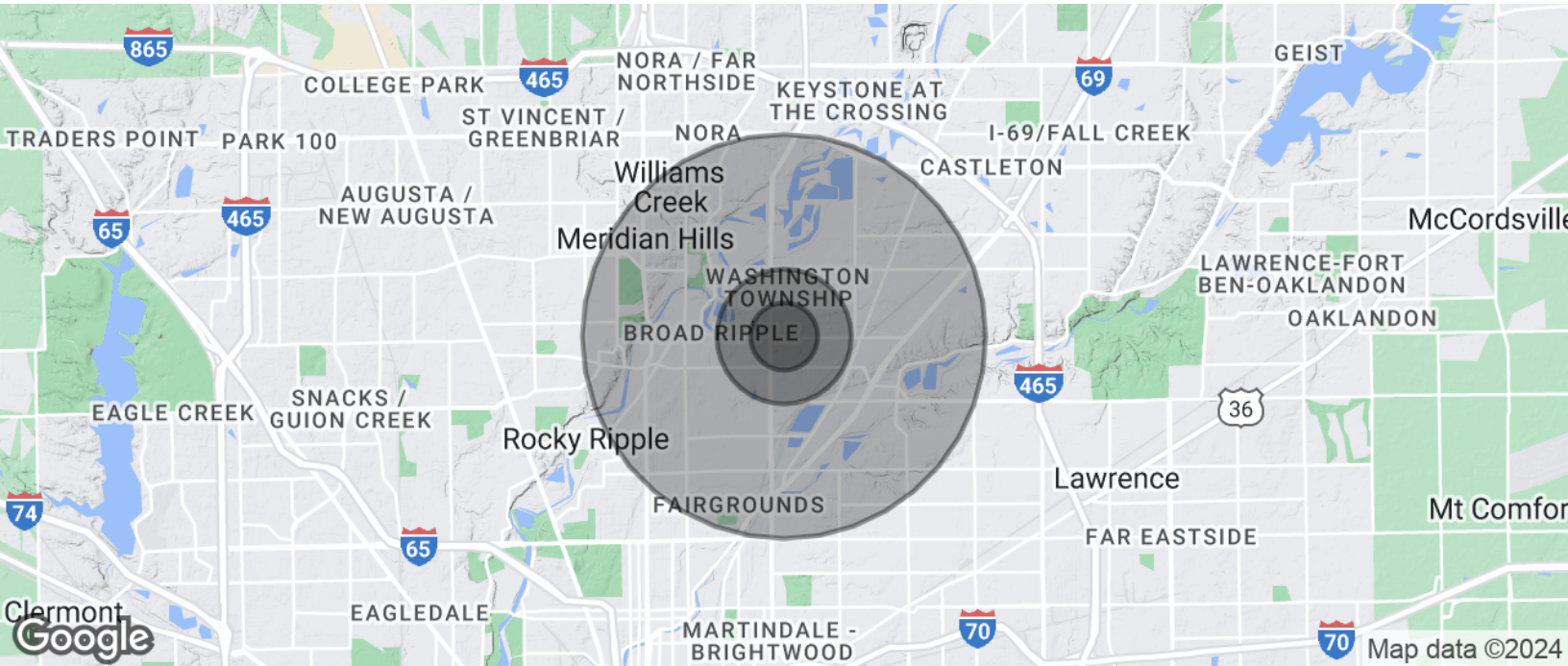
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,338	9,592	73,462
Average Age	42	40	41
Average Age (Male)	40	39	40
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,199	4,873	34,422
# of Persons per HH	1.9	2	2.1
Average HH Income	\$119,956	\$118,272	\$130,968
Average House Value	\$342,961	\$345,415	\$404,211

Demographics data derived from AlphaMap

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