



6910 N. Shadeland Ave

Indianapolis, IN 46220



PROPERTY OVERVIEW

Join the Center for At Risk Elders and Hemophilia of Indiana in the Tharp Investments building on North Shadeland Avenue, right alongside I-465.

This locally-owned and managed building has clear, high traffic interstate visibility. Located along a stretch of I-465 that has nearly 20% more VPD than any other location along the I-465 beltway! Located in a sophisticated commercial district with ample parking.

PROPERTY HIGHLIGHTS

- Building & Monument Signage Options Available for North & South Side of the Building
- Easy access from North Shadeland Avenue
- Build-to-suit option available

OFFERING SUMMARY

Sale Price:	\$15/SF MG
Building Size:	24,000+ SF
Available SF	1st Floor: Approx 4,000 SF 2nd Floor: Approx 6,000 SF
Number of Units:	6
Zoning:	Commercial
Submarket:	North Shadeland

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,410	26,532	80,866
Total Population	7,852	59,549	186,369
Average HH Income	\$113,003	\$101,820	\$97,021



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FOR LEASE



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BROKERAGE | MANAGEMENT | DEVELOPMENT

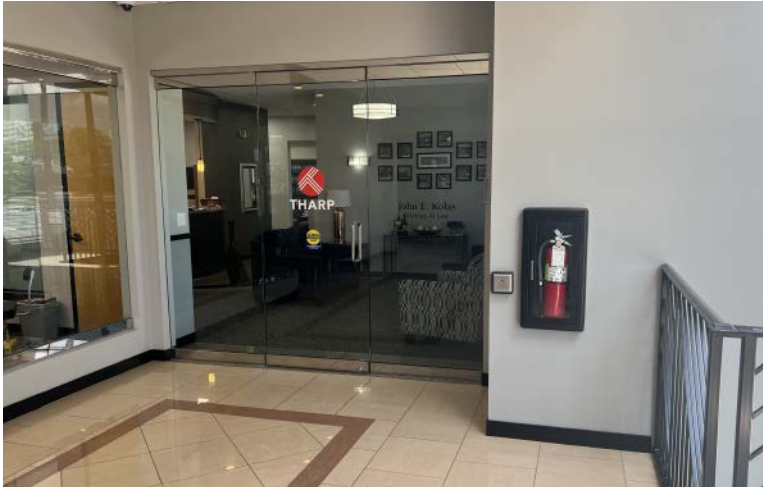
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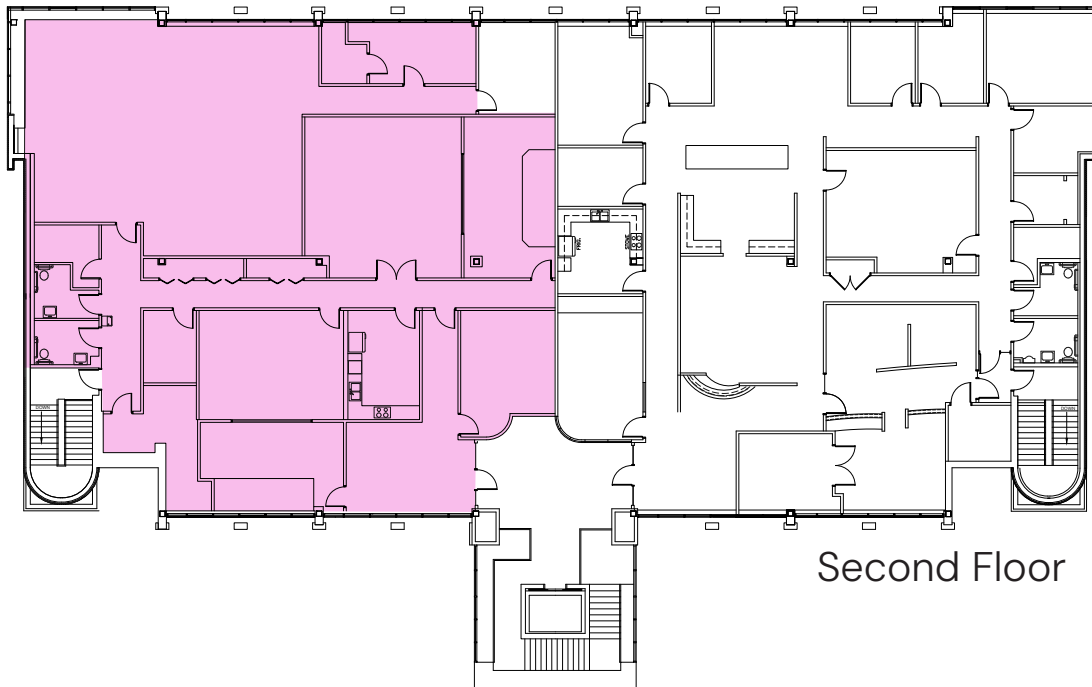
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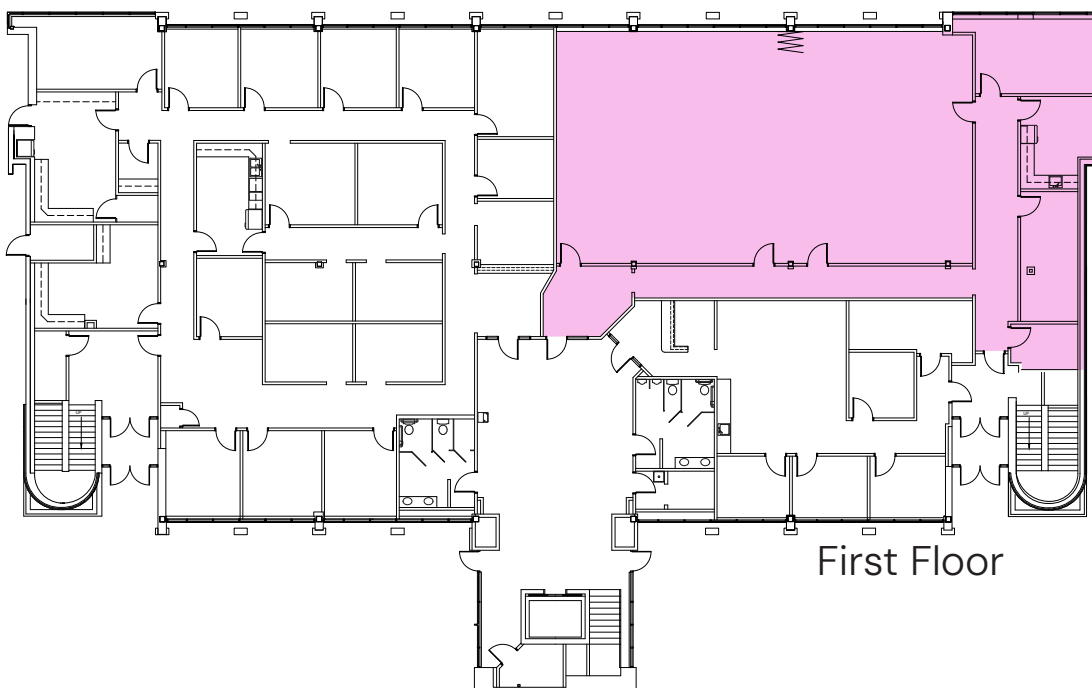




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Second Floor



First Floor

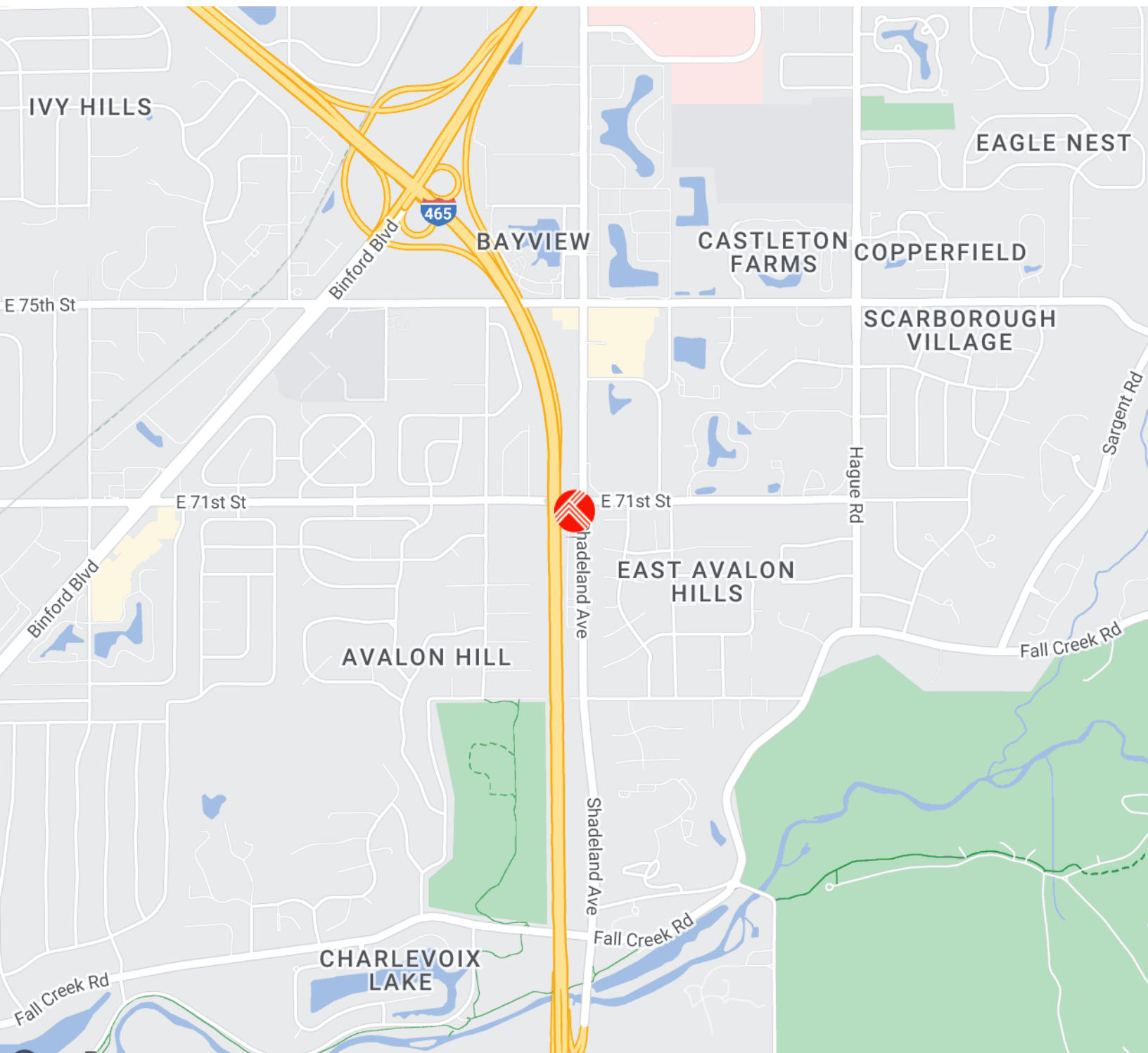




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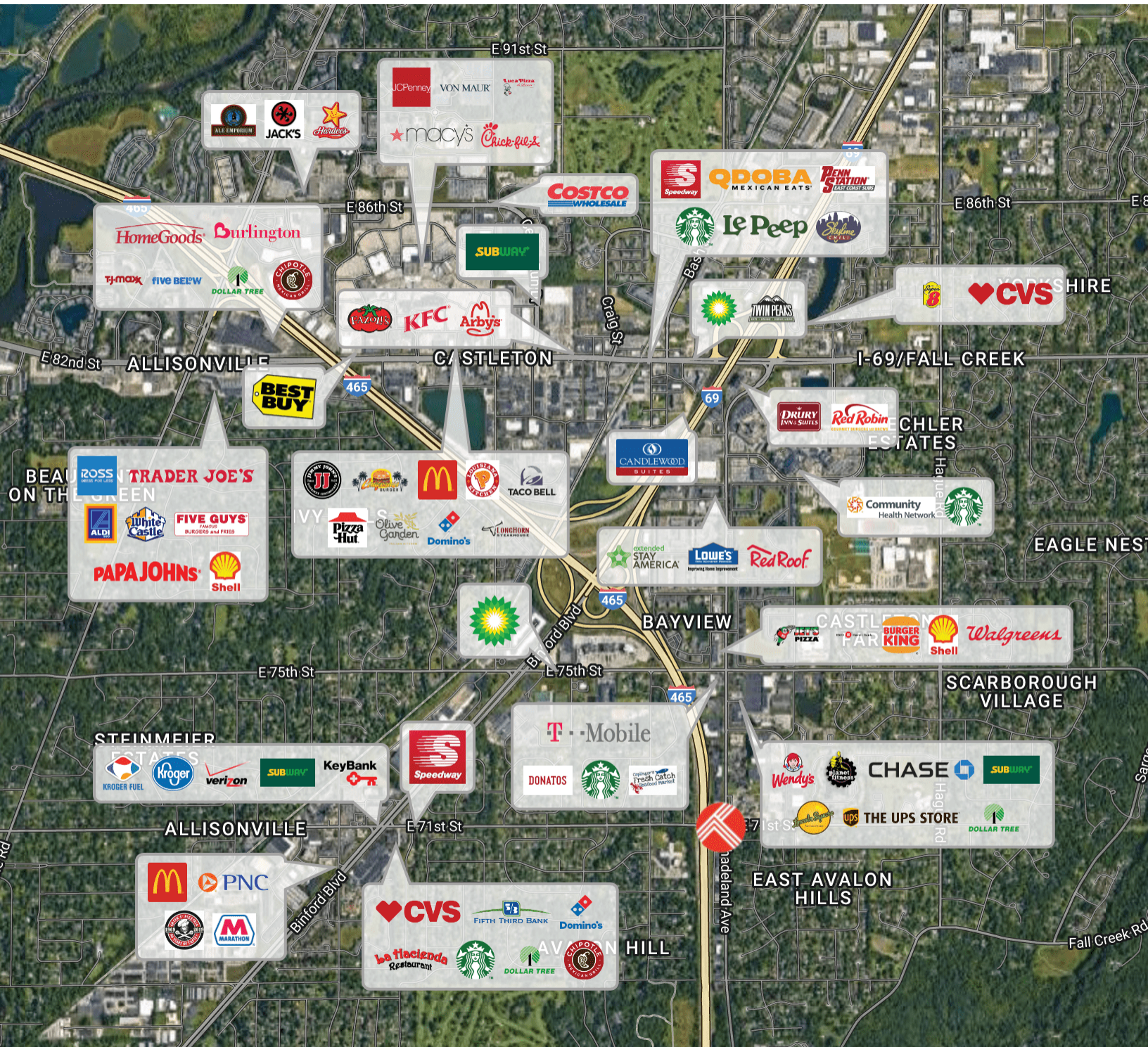
Area Map





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Surrounding Businesses

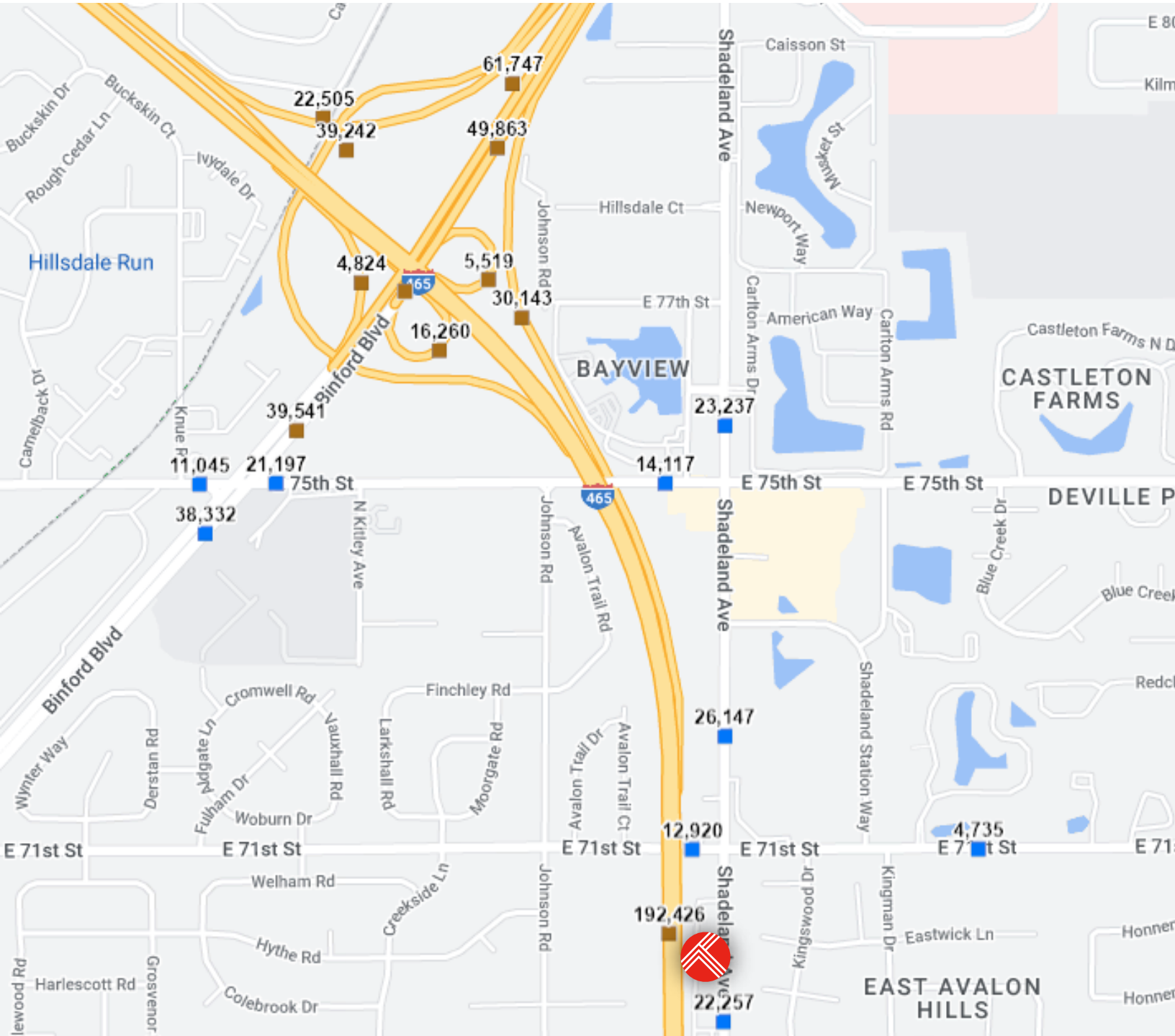




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Traffic Counts

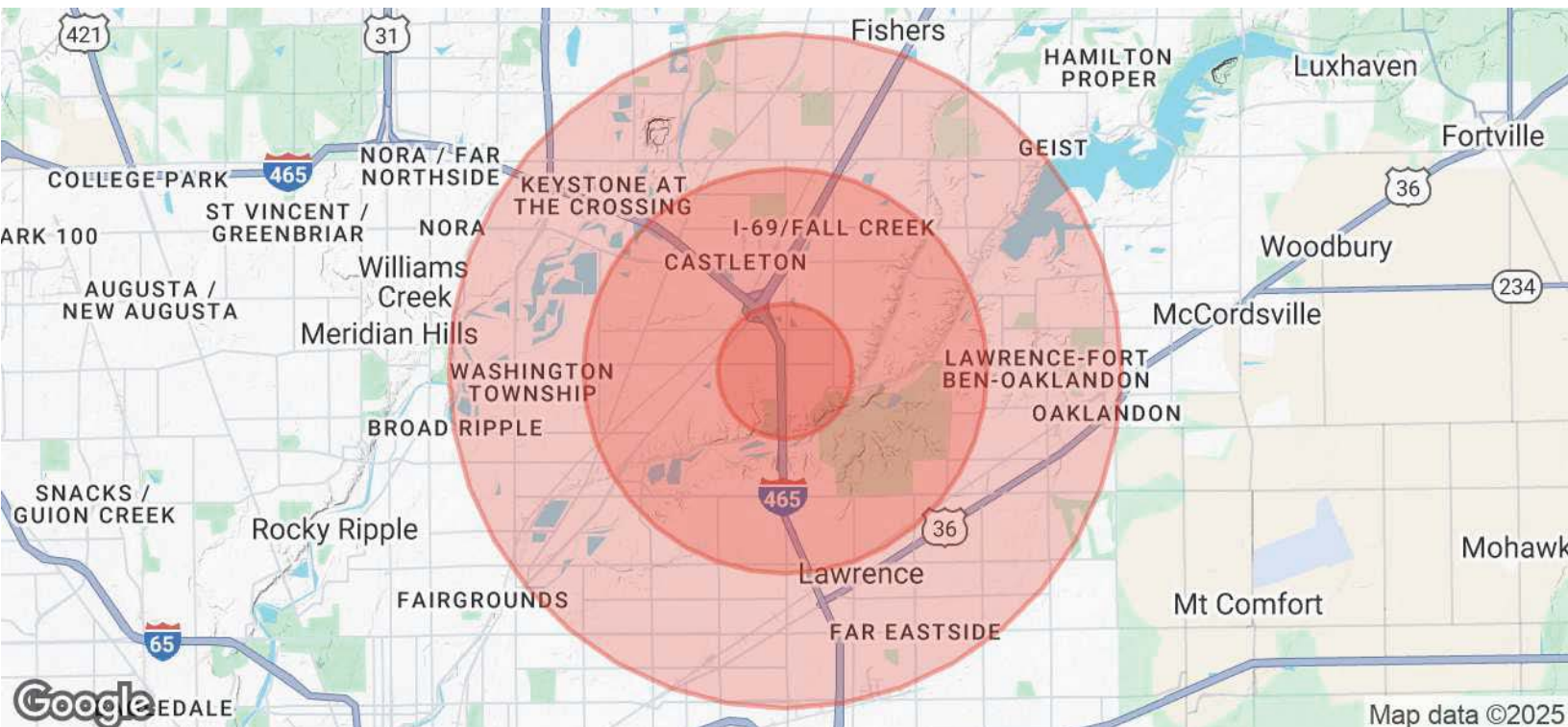




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,852	59,549	186,369
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,410	26,532	80,866
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$113,003	\$101,820	\$97,021
Average House Value	\$317,018	\$332,614	\$298,353

Demographics data derived from AlphaMap

