



2740 Madison Ave.

Indianapolis, IN 46225

For Sale or Lease



PROPERTY DESCRIPTION

10,073 SF Available for Sale or Lease at 2740 Madison Ave, Indianapolis, IN. 2,700 SF Occupied by a Tenant in the rear. Could expand to 13,073 SF, if desired. The property features (2) overhead doors, along with a newly renovated front façade, new restrooms, new HVAC, and ample electrical. Newer roof in the front section of the building; the rear portion of the roof has a new white silicone coating. The property is located on a highly visible retail corridor, located on Madison Avenue, in between Planet Fitness and McDonald's

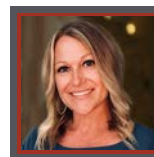
HIGHLIGHTS

- New Restrooms, New (3) HVAC Units | 5 Tons each, and Ample Electrical
- New Roof in Front Section of Bldg. | Rear has a New White Silicone Coating
- New Exterior Front Façade
- Parking in the Rear Available
- (2) Overhead Doors – (1) in the Front and (1) in the Workshop in Rear
- Excellent Traffic Counts
- High Visibility on Madison Ave
- Minutes from I-70

OFFERING SUMMARY

| | |
|------------------------|----------------|
| Lease Rate/Sale Price: | Contact Broker |
| Available SF: | 10,073 SF |
| Lot Size: | .90 AC |
| Zoning: | C-5 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,923 | 28,934 | 88,776 |
| Total Population | 9,012 | 72,373 | 213,964 |
| Average HH Income | \$69,443 | \$70,891 | \$75,581 |



Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com

BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



2740 Madison Ave.

Indianapolis, IN 46225

For Sale or Lease



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



2740 Madison Ave.

Indianapolis, IN 46225

For Sale or Lease

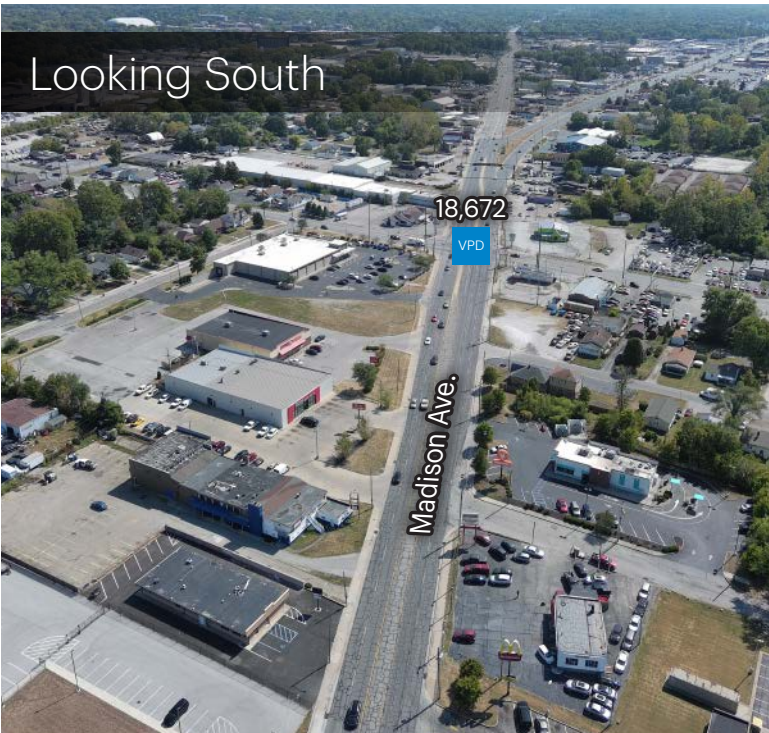
Looking North



Looking East



Looking South



Looking West



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

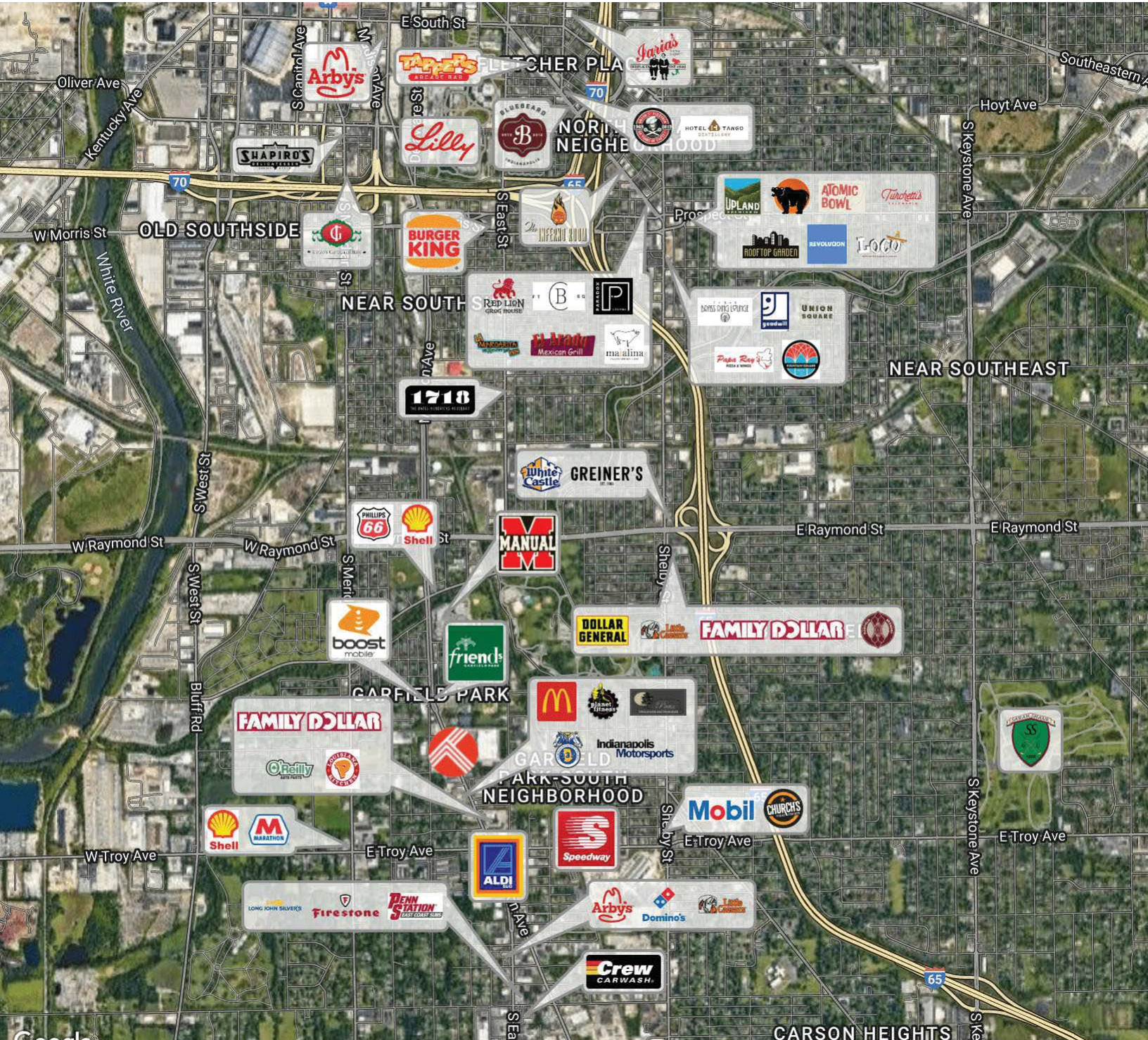


2740 Madison Ave.

Indianapolis, IN 46225

For Sale or Lease

Surrounding Businesses



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

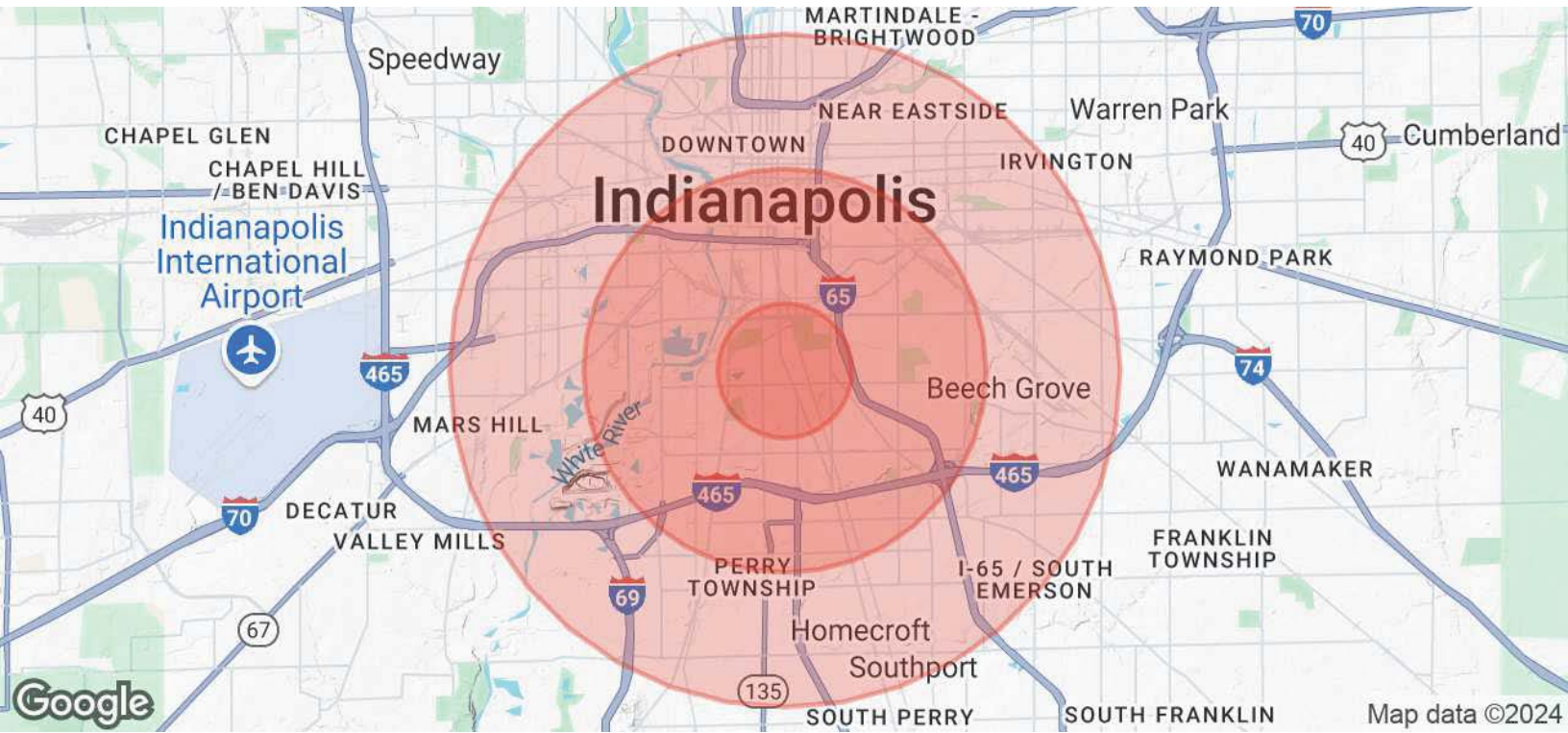


2740 Madison Ave.

Indianapolis, IN 46225

For Sale or Lease

Demographics



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 9,012 | 72,373 | 213,964 |
| Average Age | 38 | 36 | 37 |
| Average Age (Male) | 38 | 36 | 36 |
| Average Age (Female) | 39 | 37 | 37 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,923 | 28,934 | 88,776 |
| # of Persons per HH | 2.3 | 2.5 | 2.4 |
| Average HH Income | \$69,443 | \$70,891 | \$75,581 |
| Average House Value | \$191,770 | \$208,479 | \$247,290 |

Demographics data derived from AlphaMap

BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com