

For LEASE

1,400 SF

\$10 SF

**4554 Shadeland Ave.
Indianapolis, IN 46226**



C-4 zoning

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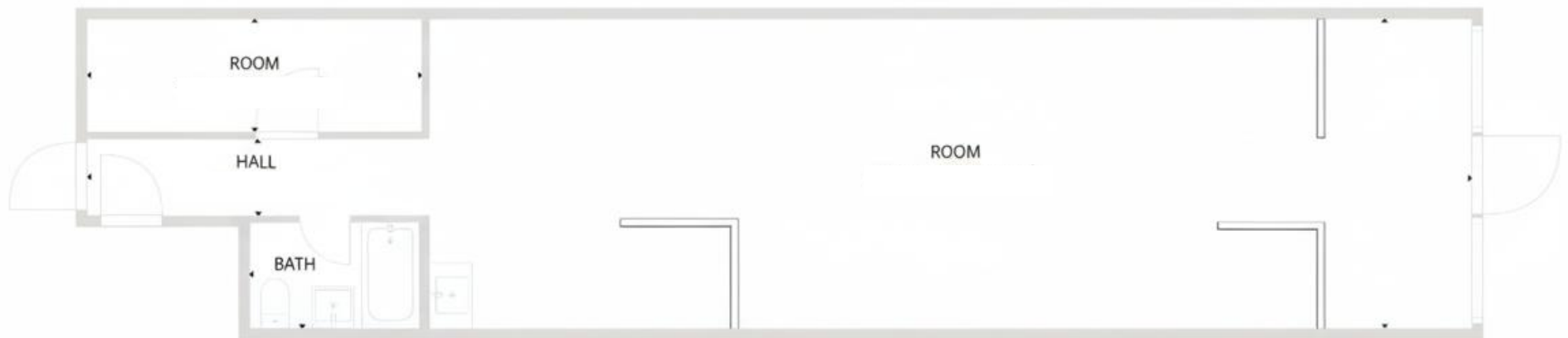
GOLARS
REAL ESTATE

Property Highlights

Prime Commercial Property in Lawrence Township

- **Prime Location:** Situated on Shadeland Avenue, this property sits within a well-established commercial corridor in northeast Indianapolis—offering visibility to both local and regional traffic.
- **Flexible Space:** The building can support a variety of uses — retail, office, medical, or service-oriented businesses — thanks to a layout that allows adaptable configurations.
- **Highway Visibility:** With strong frontage and easy recognition for passing traffic, the site is ideal for branding and client-facing operations.
- **Convenient Access:** Easy ingress and egress from a major commercial thoroughfare, with quick access to key arterial routes and regional highways, facilitating customer access and deliveries.
- **Ample Parking:** On-site surface parking supports both staff and clientele, making the property user-friendly and accessible without the constraints of limited urban parking.
- **Sturdy Block Construction:** Built with durable masonry or block construction, the structure offers long-term reliability, lower maintenance cost and strong tenant usability.
- **C-4 Zoning Permitted Use:** The property is located in a commercial zoning district that accommodates a wide range of retail, office, and service uses. Permitted uses include professional offices and services, general retail or specialty shops, restaurants (excluding drive-in or drive-through formats), personal service establishments such as salons, fitness or wellness studios and recreation. Additional allowable uses include courier or delivery service centers, and similar commercial or community-oriented activities.

Floor Plan



Total area : 1400sqft

Community Health Clinic Rendering



Educational Center Rendering



Hair Salon Rendering



Smoothie Bar Rendering



Fitness Studio Rendering



Bookstore Rendering



Tech Repair shop Rendering



Aerial View



Exterior view



Building Details

Freestanding

Construction:
Masonry

Year Built:
1961

Lot Size:
0.20 AC

Zoning C-4

\$10 SF/YR

Public
Transportation
Route

Actual Site Photo



Nearby Major Retailers:



DOLLAR GENERAL



Mobil

