



## PROPERTY DESCRIPTION

Situated on the north edge of the central business district and a few blocks from the Mass Ave arts and entertainment district is this property that is currently a mix of long-term retail and short-term residential rental.

## PROPERTY HIGHLIGHTS

- Excellent leasing flexibility.
- Spaces can be AirBnB, Office, Retail, or Flex.
- Near-term value add opportunity.
- Easy access to I-65/I-70 split.
- Adjacent to Downtown Indy and Mass Ave.
- Great visibility on N Delaware Street.

## OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	4,441 SF
NOI:	\$85,000.00
Cap Rate:	6.8%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,631	5,773	13,157
Total Population	2,360	8,861	22,448
Average HH Income	\$103,692	\$114,013	\$112,950

**Robert Coombes**

(765)-760-3189

[rob@coombesrealestate.com](mailto:rob@coombesrealestate.com)

**Coombes Real Estate**

[coombesrealestate.com](http://coombesrealestate.com)

612 N Park Avenue, Indianapolis, IN 46204

RETAIL PROPERTY FOR SALE

# 612 N Delaware Street

Indianapolis, IN 46202

**COOMBES**  
REAL ESTATE



**Robert Coombes**

(765)-760-3189

[rob@coombesrealestate.com](mailto:rob@coombesrealestate.com)

**Coombes Real Estate**

[coombesrealestate.com](http://coombesrealestate.com)

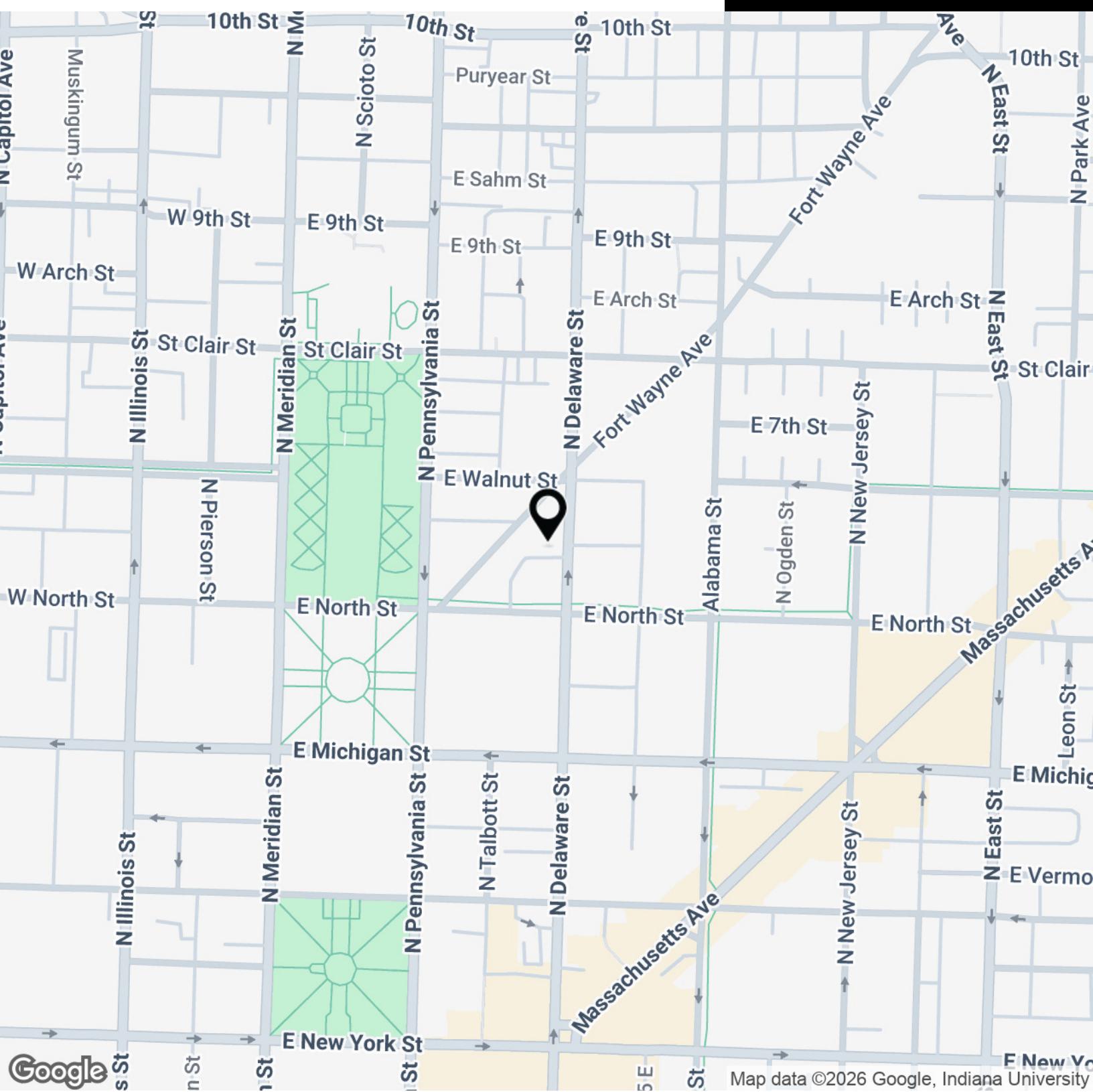
612 N Park Avenue, Indianapolis, IN 46204

RETAIL PROPERTY FOR SALE

# 612 N Delaware Street

Indianapolis, IN 46202

**COOMBES**  
REAL ESTATE



**Robert Coombes**

(765)-760-3189

[rob@coombesrealestate.com](mailto:rob@coombesrealestate.com)

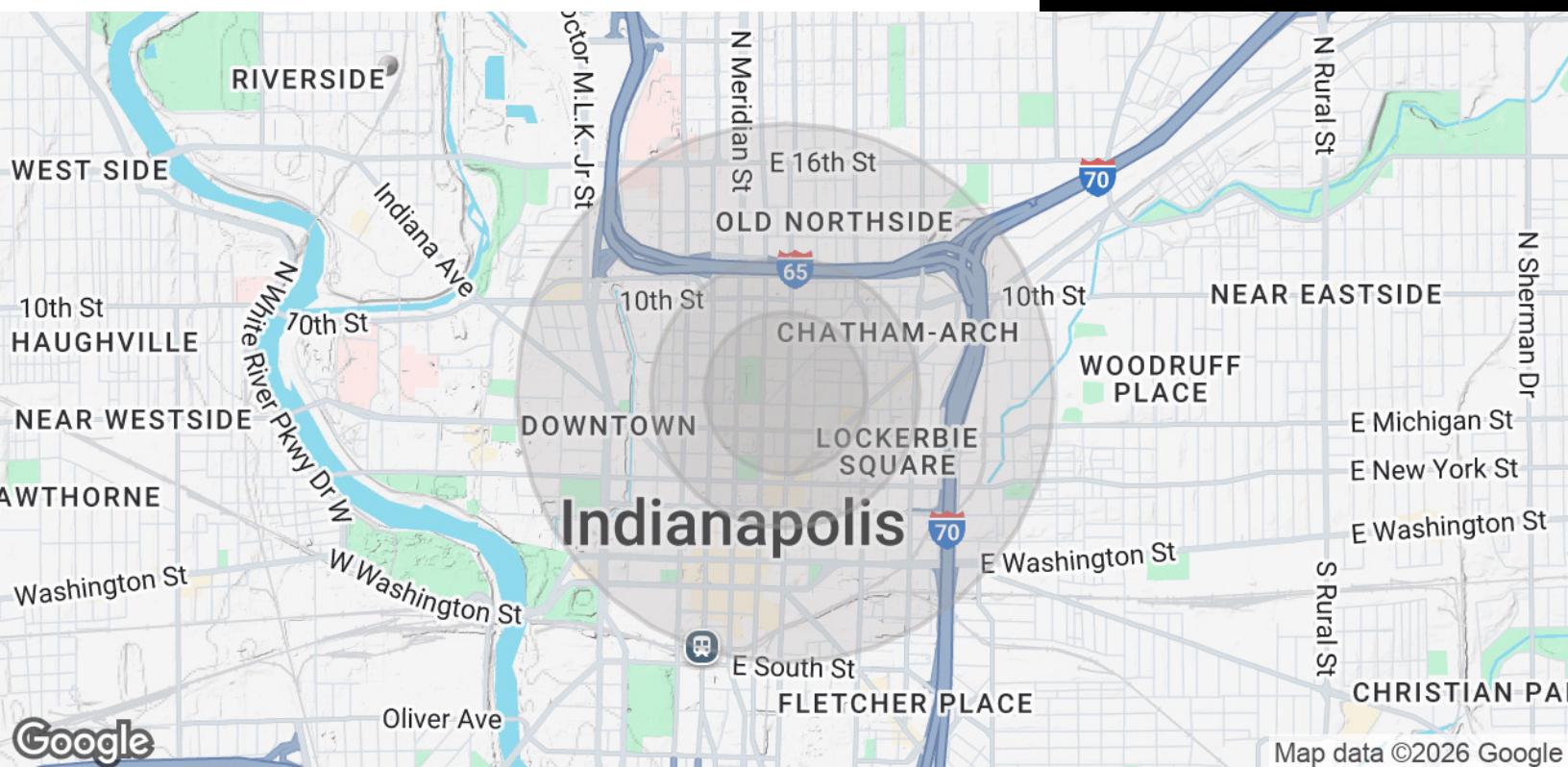
**Coombes Real Estate**

[coombesrealestate.com](http://coombesrealestate.com)

612 N Park Avenue, Indianapolis, IN 46204

# 612 N Delaware Street

Indianapolis, IN 46202

**COOMBES**  
REAL ESTATE**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,360	8,861	22,448
Average Age	38	37	36
Average Age (Male)	39	38	36
Average Age (Female)	37	36	35

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,631	5,773	13,157
# of Persons per HH	1.4	1.5	1.7
Average HH Income	\$103,692	\$114,013	\$112,950
Average House Value	\$517,701	\$538,209	\$569,689

Demographics data derived from AlphaMap

**Robert Coombes**

(765)-760-3189

rob@coombesrealestate.com

**Coombes Real Estate**

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204