

# 7640 N SHADELAND

7640 N Shadeland Avenue, Indianapolis, IN 46250



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*jeff@hsicg.com*

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**7640 N  
SHADELAND**





## PROPERTY INFORMATION

*Call for Rate*

### PROPERTY ADDRESS

*7640 N Shadeland Avenue, Indianapolis, IN  
46250*

### YEAR BUILT

*1995*

### RENTABLE AREA

*7,484 Sq. Ft.*

# 7640 N SHADELAND

7640 N Shadeland  
Avenue  
Indianapolis, IN  
46250

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



# PROPERTY OVERVIEW

7,484 SF Second Generation restaurant with FF&E Available (or) Available for Re-branding and remodel to suit Tenant

1.59 Acres total - Large parking field behind building

Prime visibility on Shadeland Ave (27,057 VPD)

Located in dense NE Indianapolis trade area serving Castleton, Lawrence, and Binford neighborhoods

High daytime population with close proximity to Community North Hospital, Heritage Office park, Hillside Business Park, and Cranbrook Center



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# PROPERTY DETAILS

The building located in a high-traffic area is an ideal spot for a medical office or restaurant. Additionally, the area is likely to have a lot of people who are looking for medical services or a place to eat.

The building itself is also well-suited for either a medical office, retail or restaurant. It has plenty of space for most types of businesses, and may be demised to fit tenants requirements. Additionally, the building has all the necessary amenities, such as electricity, plumbing, and air conditioning.

Public transportation serves the area and the building has plenty of surface parking. Finally, the area is safe and secure, so customers will feel comfortable visiting the business.

PROPERTY  
PHOTOS



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# PROPERTY PHOTOS

# 7640 N SHADELAND

7640 N Shadeland Avenue, Indianapolis, IN 46250





PROPERTY  
PHOTOS



7640 N SHADELAND

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PROPERTY  
PHOTOS

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PROPERTY  
PHOTOS

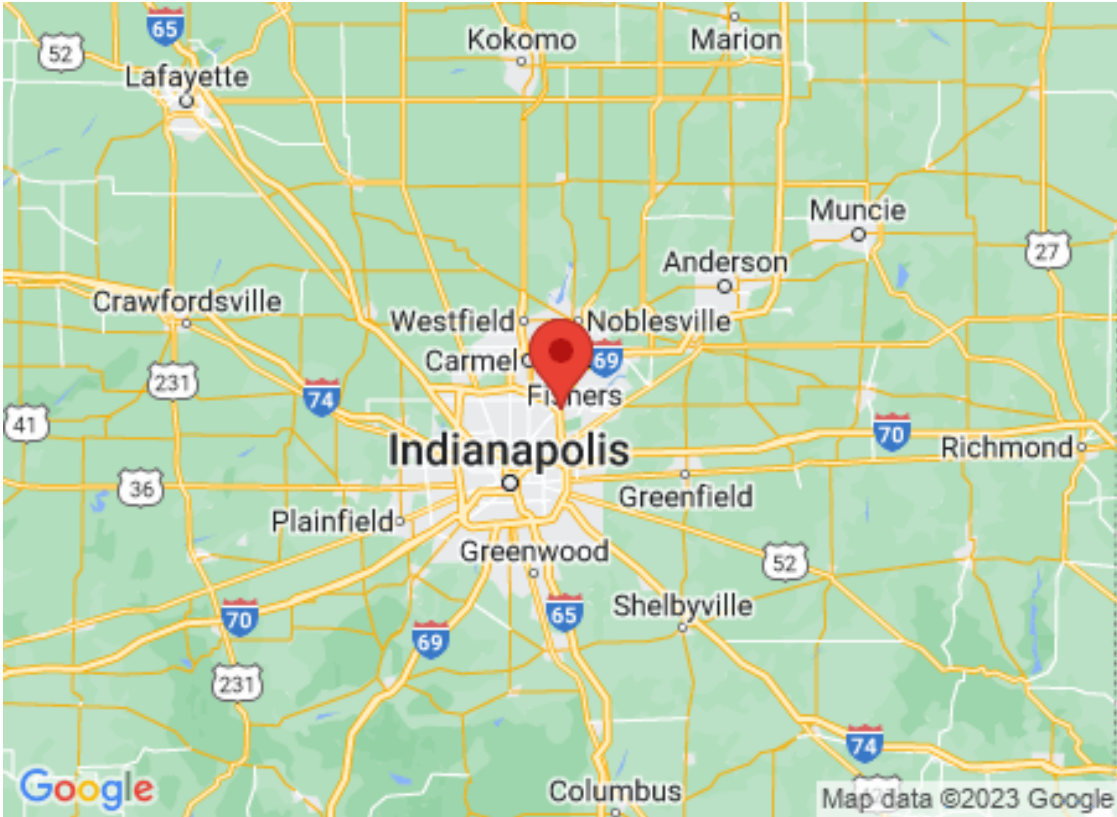


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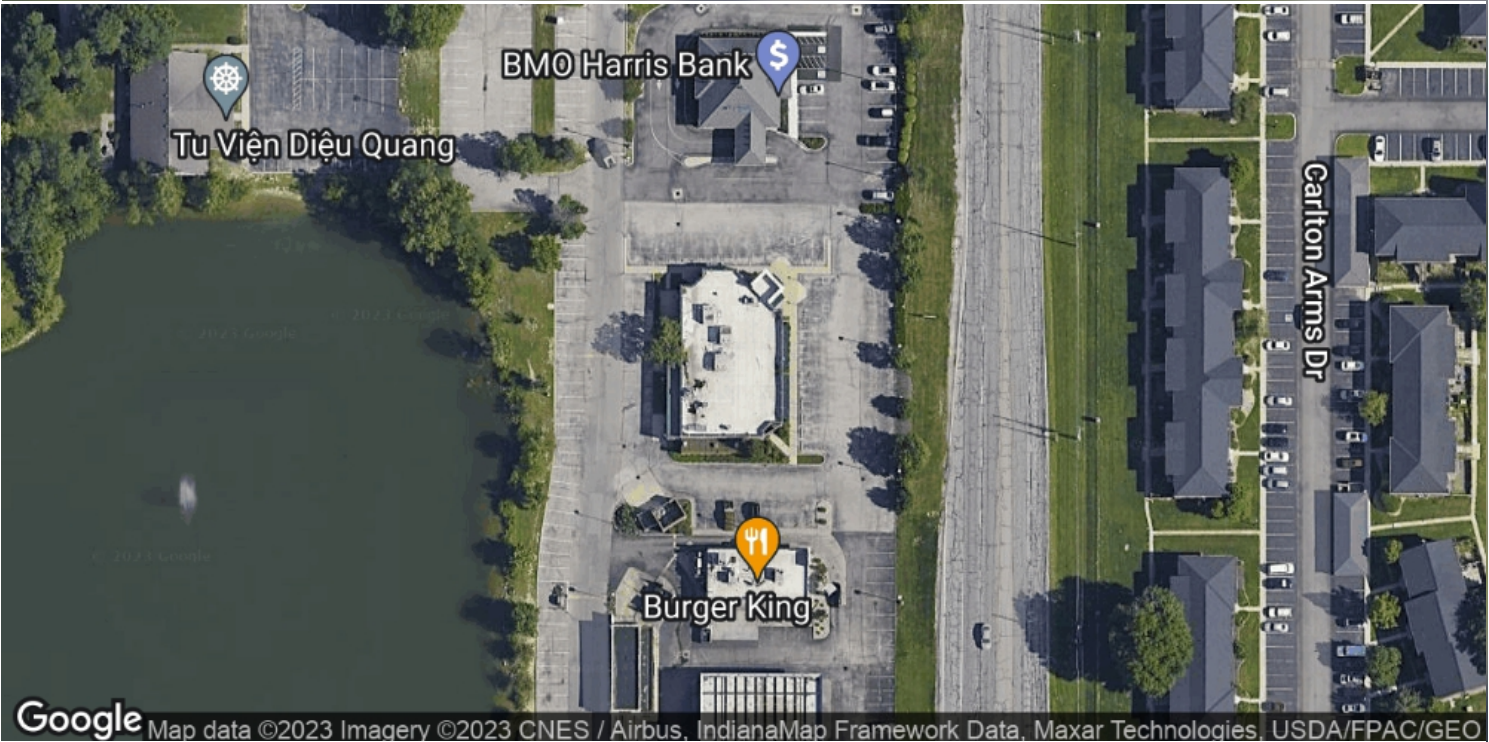
AREA LOCATION  
MAP



7640 N SHADELAND

7640 N SHADELAND AVENUE, INDIANAPOLIS, IN, 46250

# AERIAL ANNOTATION MAP



# 7640 N SHADELAND

7640 N SHADELAND AVENUE, INDIANAPOLIS, IN, 46250



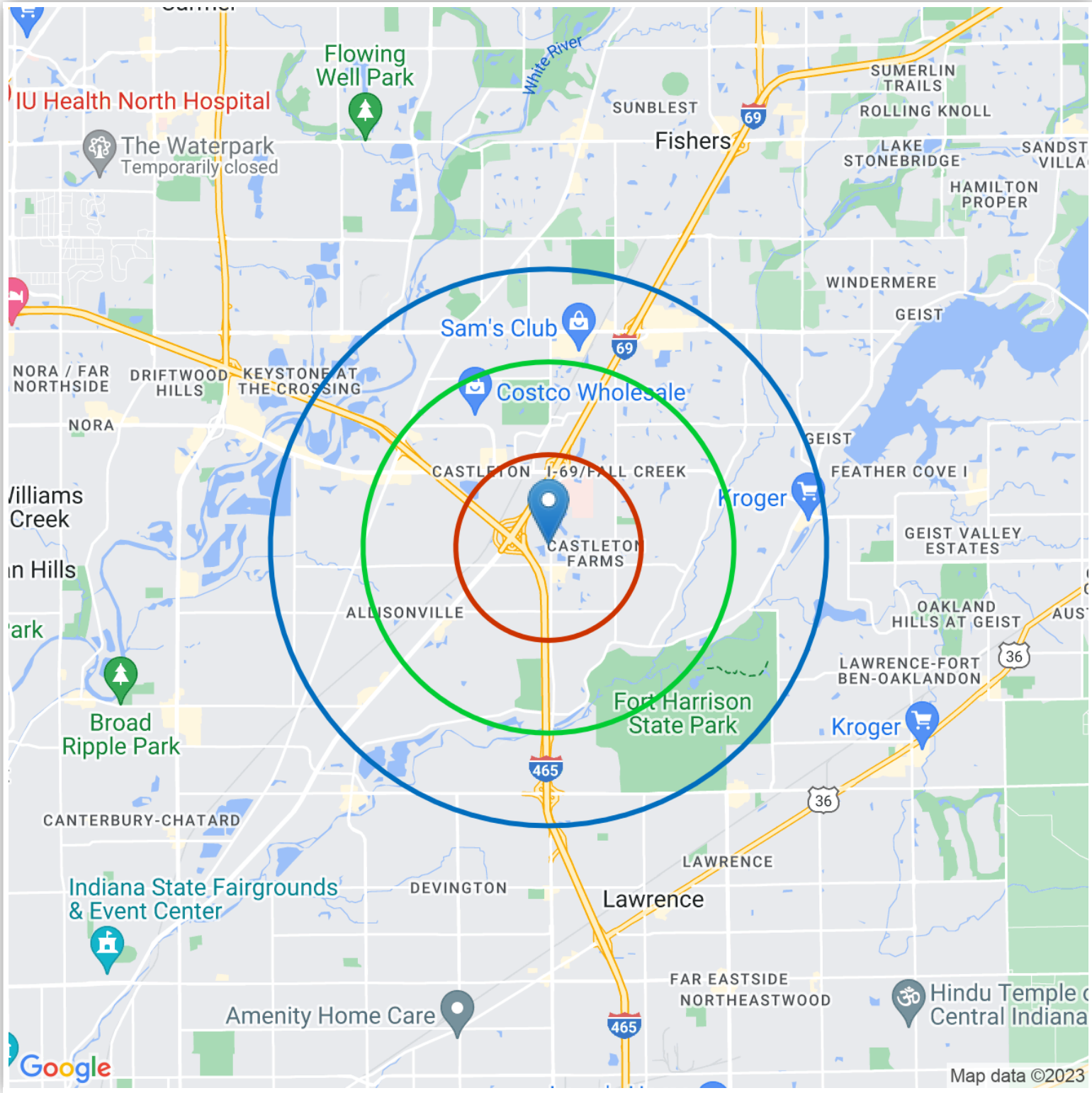
STREET VIEW  
MAP



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7640 N SHADELAND AVENUE, INDIANAPOLIS, IN, 46250

LOCATION/STUDY AREA MAP (RINGS: 1, 2, 3 MILE RADIUS)



7640 N SHADELAND

7640 N Shadeland Avenue, Indianapolis, IN, 46250



# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

## KEY FACTS

6,640

Population



Average Household Size

37.8

Median Age

\$47,885

Median Household Income

## BUSINESS



707

Total Businesses



30,959

Total Employees

## INCOME



\$47,885

Median Household Income



\$34,168

Per Capita Income



\$27,451

Median Net Worth

## EDUCATION

4%

No High School Diploma



21%

High School Graduate



28%

Some College



48%

Bachelor's/Grad/Pr of Degree

## EMPLOYMENT



79%

White Collar



8%

Blue Collar



13%

Services

3.6%

Unemployment Rate

## Households By Income

The largest group: \$50,000 - \$74,999 (20.4%)

The smallest group: \$200,000+ (3.3%)

Indicator	Value	Difference	
<\$15,000	8.7%	-4.1%	
\$15,000 - \$24,999	10.9%	+0.3%	
\$25,000 - \$34,999	15.1%	+4.7%	
\$35,000 - \$49,999	17.2%	+1.8%	
\$50,000 - \$74,999	20.4%	+2.3%	
\$75,000 - \$99,999	10.6%	-1.3%	
\$100,000 - \$149,999	7.9%	-4.0%	
\$150,000 - \$199,999	6.0%	+1.1%	
\$200,000+	3.3%	-0.8%	

Bars show deviation from 18097 (Marion County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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# INFOGRAPHIC: KEY FACTS (RING: 2 MILE RADIUS)

## KEY FACTS

25,811

Population



Average Household Size

39.0

Median Age

\$63,049

Median Household Income

## BUSINESS



2,071

Total Businesses



50,350

Total Employees

## INCOME



\$63,049

Median Household Income



\$39,569

Per Capita Income



\$103,397

Median Net Worth

## EDUCATION

3%

No High School Diploma



19%

High School Graduate



26%

Some College



52%

Bachelor's/Grad/Pr of Degree

## EMPLOYMENT



80%

White Collar



11%

Blue Collar



9%

Services

5.5%

Unemployment Rate

## Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$15,000 - \$24,999 (6.5%)

Indicator	Value	Difference	
<\$15,000	6.7%	-6.1%	
\$15,000 - \$24,999	6.5%	-4.1%	
\$25,000 - \$34,999	11.2%	+0.8%	
\$35,000 - \$49,999	14.2%	-1.2%	
\$50,000 - \$74,999	18.4%	+0.3%	
\$75,000 - \$99,999	12.9%	+1.0%	
\$100,000 - \$149,999	13.6%	+1.7%	
\$150,000 - \$199,999	9.5%	+4.6%	
\$200,000+	7.0%	+2.9%	

Bars show deviation from 18097 (Marion County)

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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

52,676

Population



2.2

Average Household Size

37.6

Median Age

\$64,148

Median Household Income

BUSINESS



3,502

Total Businesses



75,256

Total Employees

INCOME



\$64,148

Median Household Income



\$40,291

Per Capita Income



\$85,916

Median Net Worth

EDUCATION

3%

No High School Diploma



17%

High School Graduate



25%

Some College



54%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



80%

White Collar



12%

Blue Collar



8%

Services

5.0%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.9%)

The smallest group: \$200,000+ (6.6%)

Indicator	Value	Difference	
<\$15,000	7.2%	-5.6%	
\$15,000 - \$24,999	6.7%	-3.9%	
\$25,000 - \$34,999	9.8%	-0.6%	
\$35,000 - \$49,999	14.5%	-0.9%	
\$50,000 - \$74,999	17.9%	-0.2%	
\$75,000 - \$99,999	12.9%	+1.0%	
\$100,000 - \$149,999	16.3%	+4.4%	
\$150,000 - \$199,999	8.0%	+3.1%	
\$200,000+	6.6%	+2.5%	

Bars show deviation from 18097 (Marion County)

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# COMMUNITY PROFILE

6,640

0.1%

1.9

63.3

37.8

\$47,885

\$27,451

\$228,913

17%

66%

16%

Population  
Total

Pop  
Growth

Average  
HH Size

Diversity  
Index

Median  
Age

Median HH  
Income

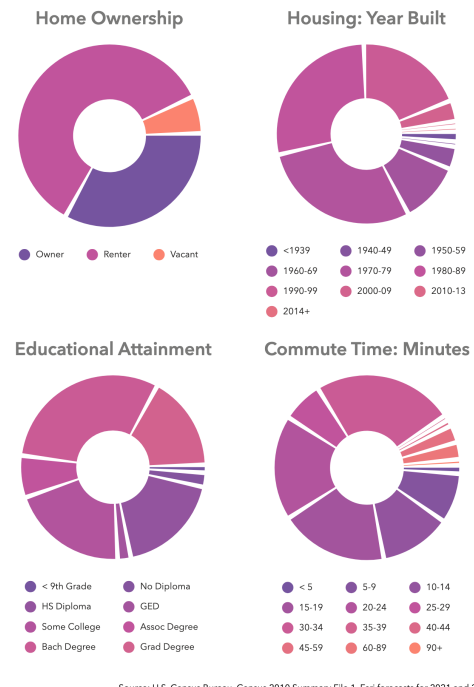
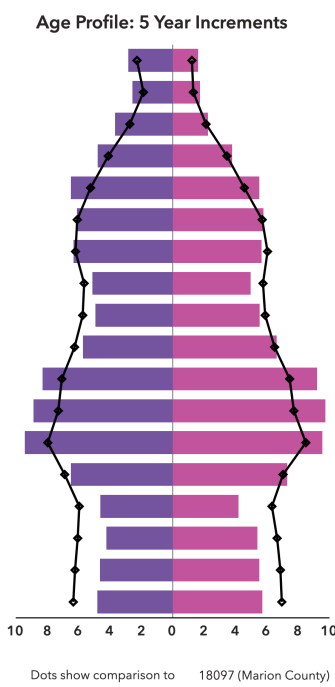
Median Net  
Worth

Median Home  
Value

Under  
18

Ages 18  
to 65

Aged  
66+



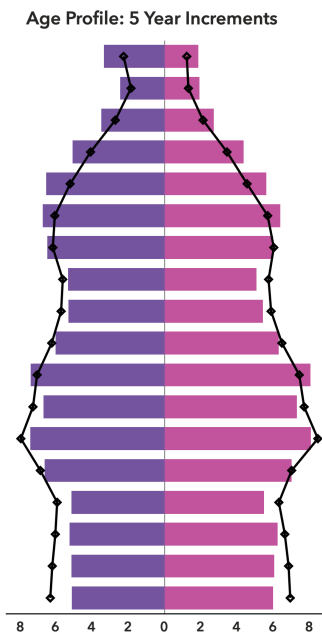
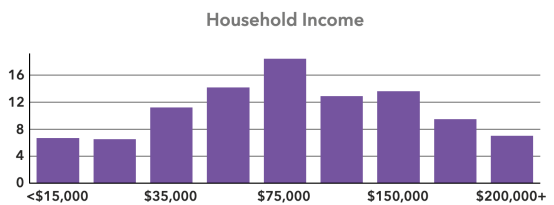
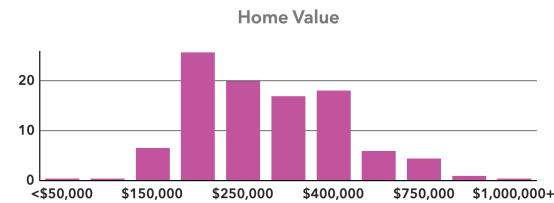
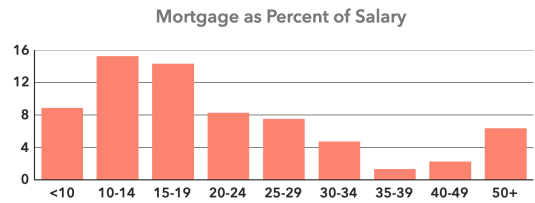


INFOGRAPHIC: COMMUNITY PROFILE (RING: 2 MILE RADIUS)

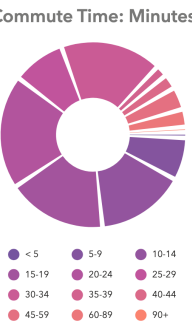
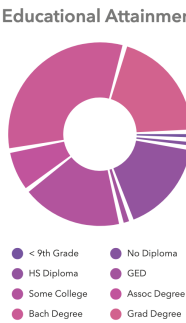
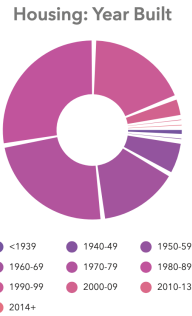
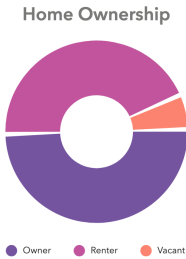
COMMUNITY PROFILE

25,811 0.3% 2.3 59.9 39.0 \$63,049 \$103,397 \$243,253 20% 62% 18%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



Dots show comparison to 18097 (Marion County)



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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# COMMUNITY PROFILE

52,676

0.3%

2.2

59.9

37.6

\$64,148

\$85,916

\$233,488

19%

65%

16%

Population  
Total

Pop  
Growth

Average  
HH Size

Diversity  
Index

Median  
Age

Median HH  
Income

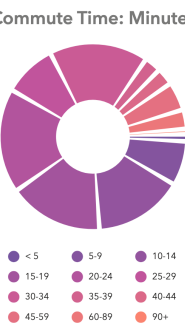
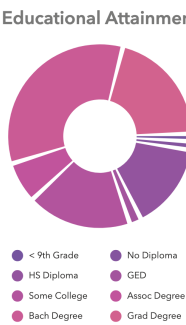
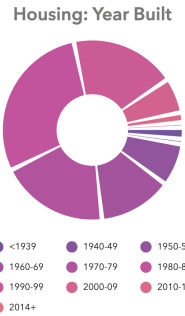
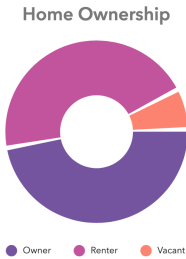
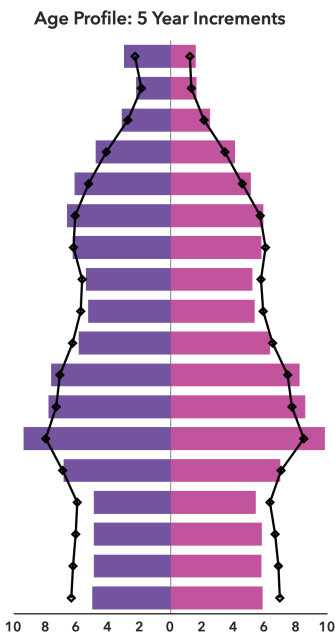
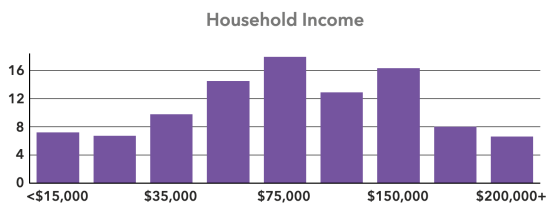
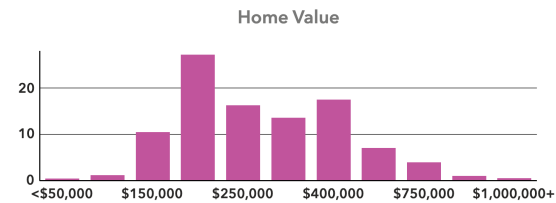
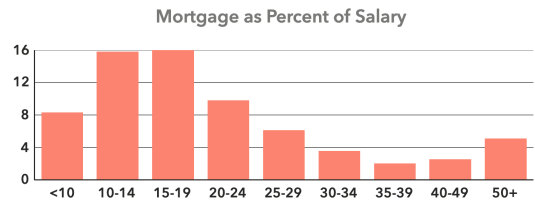
Median Net  
Worth

Median Home  
Value

Under  
18

Ages 18  
to 65

Aged  
66+



Dots show comparison to 18097 (Marion County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



7640 N SHADELAND

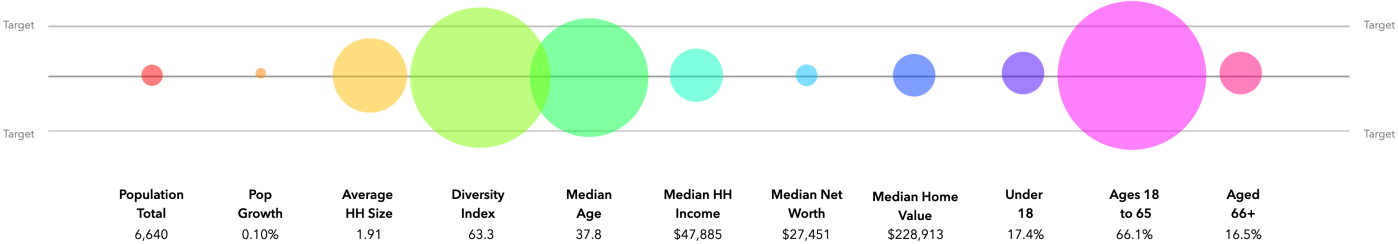
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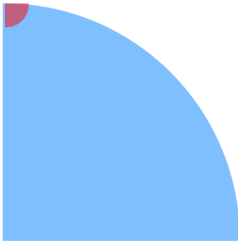


MARKET SUMMARY

7640 N Shadeland Avenue, Indianapolis, IN, 46250  
1-mile ring



No High School Diploma 4%



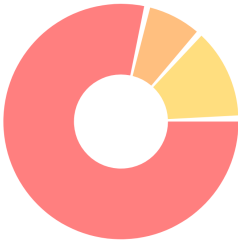
Bachelor's, Professional or Graduate Degree 48%

Educational Attainment

High School Graduate 21%



Some College 28%



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-59 60-89 90+

Commute Time

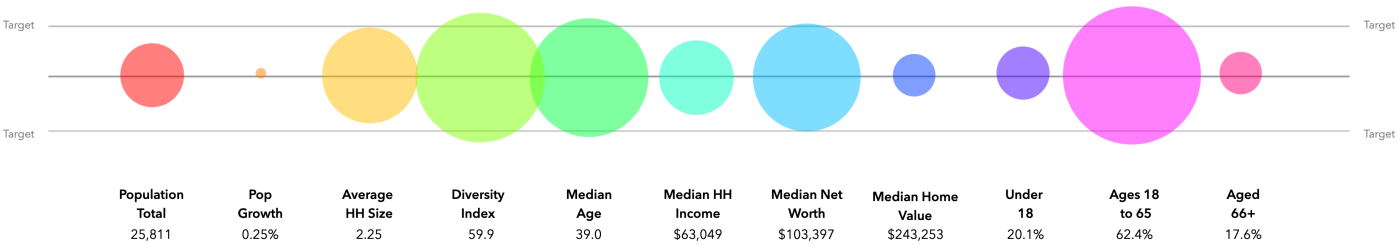


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.

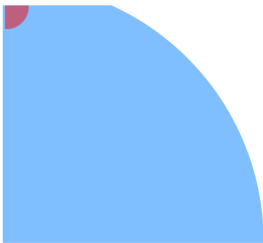


MARKET SUMMARY

7640 N Shadeland Avenue, Indianapolis, IN, 46250  
2-mile ring



No High School Diploma 3%

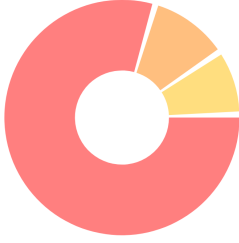


Educational Attainment

High School Graduate 19%



Job Type



Home Ownership



Commute Time



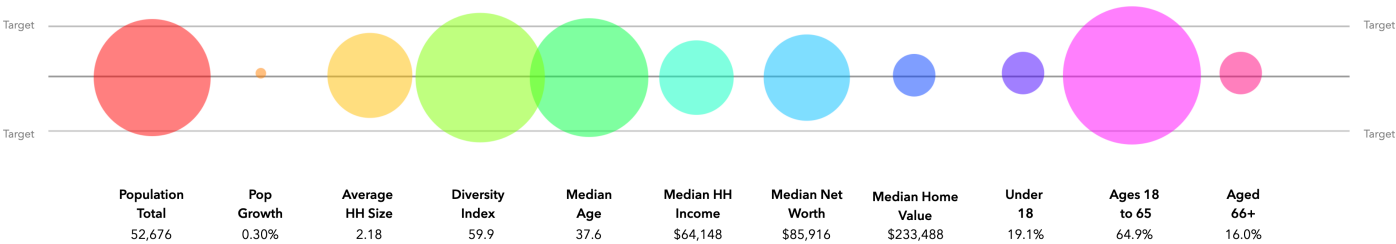
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



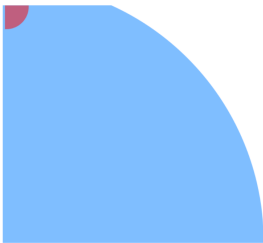


MARKET SUMMARY

7640 N Shadeland Avenue, Indianapolis, IN, 46250  
3-mile ring



No High School Diploma 3%



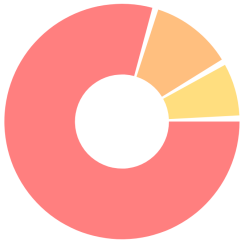
Bachelor's, Professional or Graduate Degree 54%

Educational Attainment

High School Graduate 17%

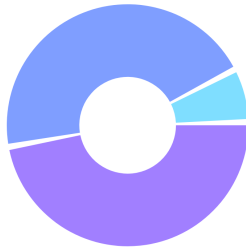


Some College 25%



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

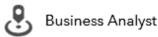


< 5 5-9 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-59 60-89 90+

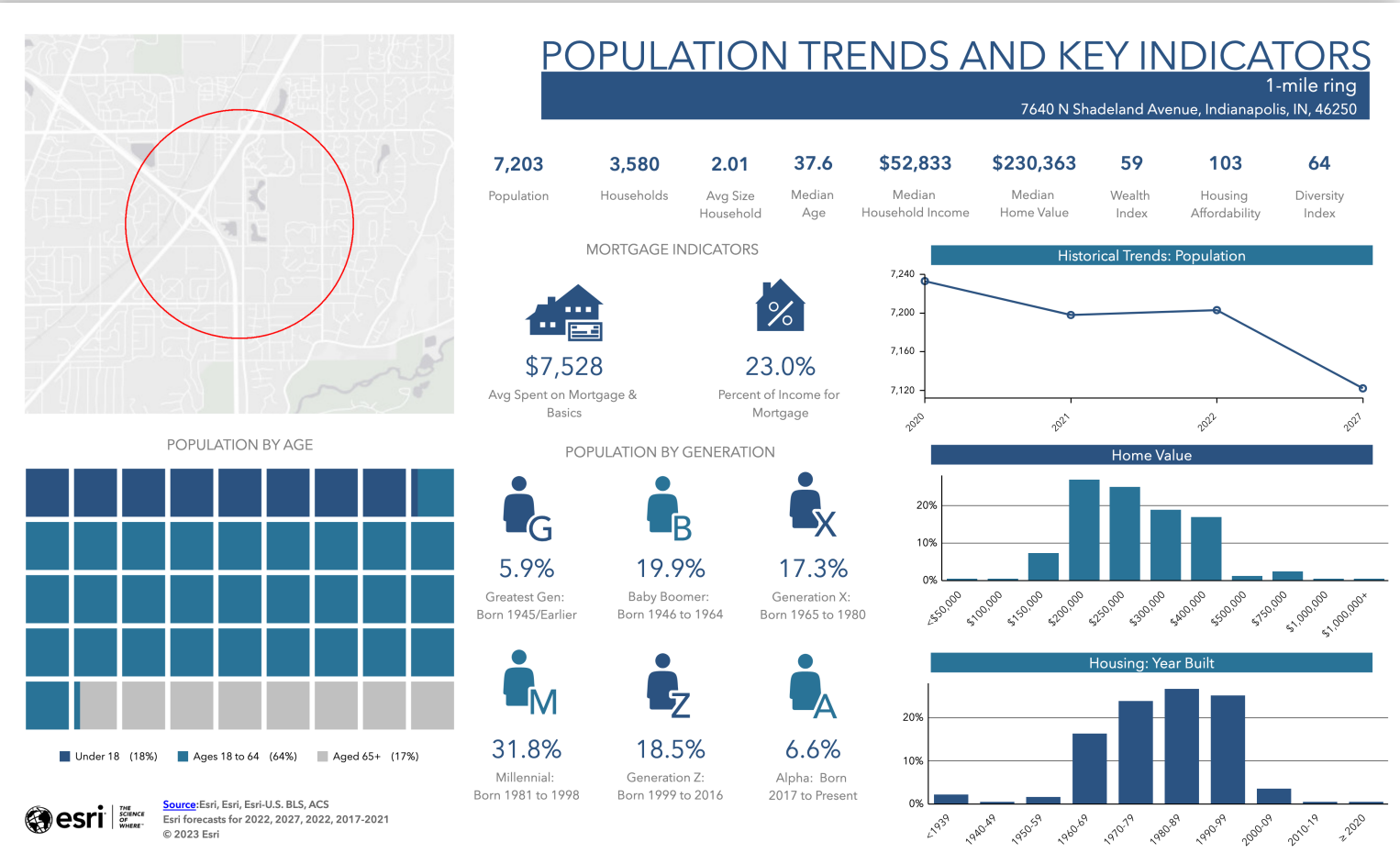
Commute Time



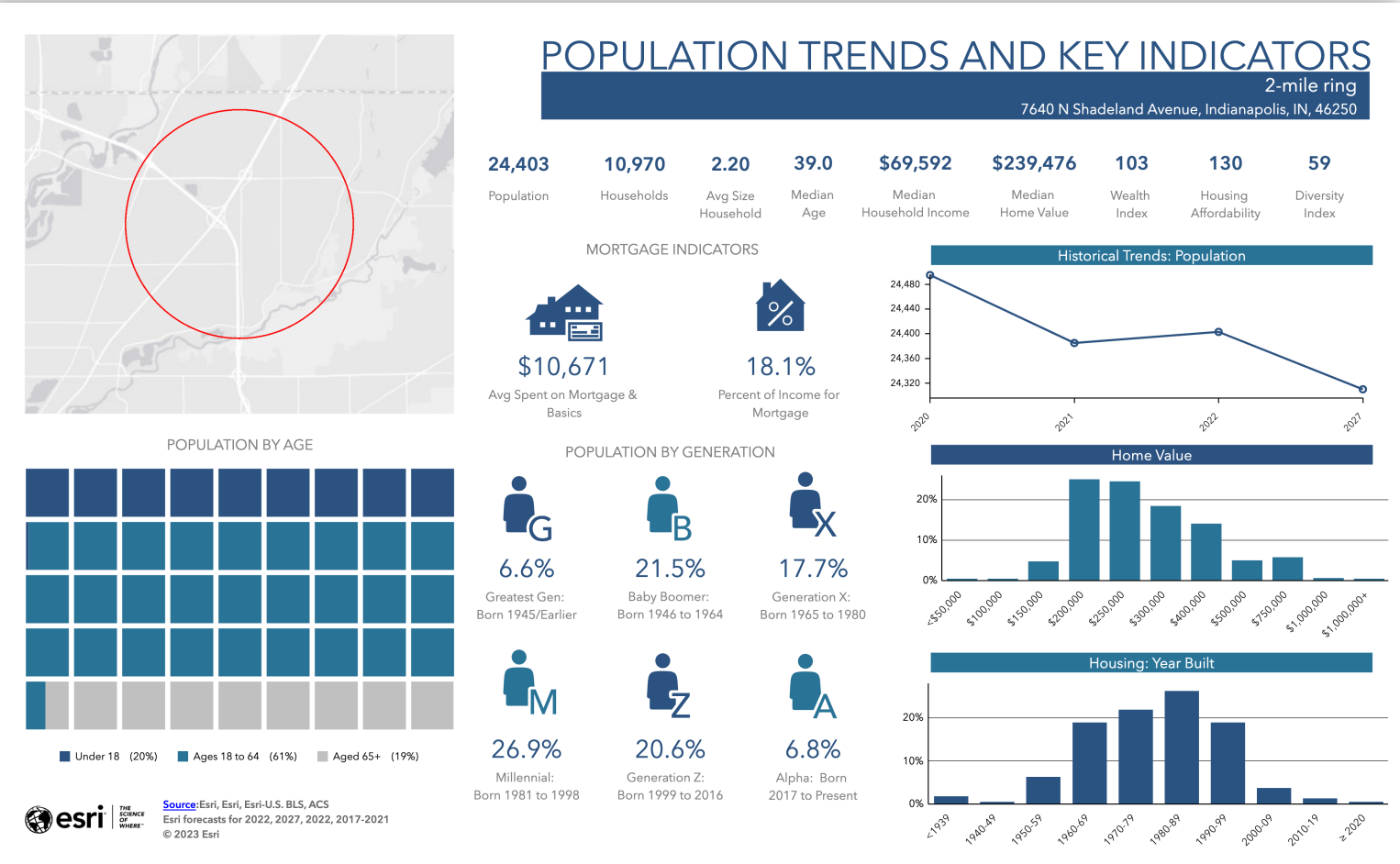
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



INFOGRAPHIC: POPULATION TRENDS (RING: 2 MILE RADIUS)





## Jeffery Baumgartner, CCIM

Jeff works with clients to pursue strategic solutions with respect to development, acquisition, and disposition of real estate assets based on both short and long-term customer goals. This may entail site selection, lease vs. own analysis, availability of both human and natural resources, transportation options, and financial considerations. His goal is to pursue solutions to complex requirements and facilitate coordination between key partners.

In brokerage, Jeff has completed transactions with both public and private entities which include Purdue University, Indiana State University Foundation, FedEx Ground, Duke, and Scannell Properties as well as numerous individual user and investment clients.

### Professional Affiliations:

Indiana Licensed Real Estate Broker  
Indiana Commercial Board of Realtors  
National Association of Realtors  
Certified Commercial Investment Member [CCIM]

# CONTACT



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