

For LEASE

1,200 SF
\$13.99 SF/YR

3350 N High
School Rd
Indianapolis,
IN 46224



C-3 zoning

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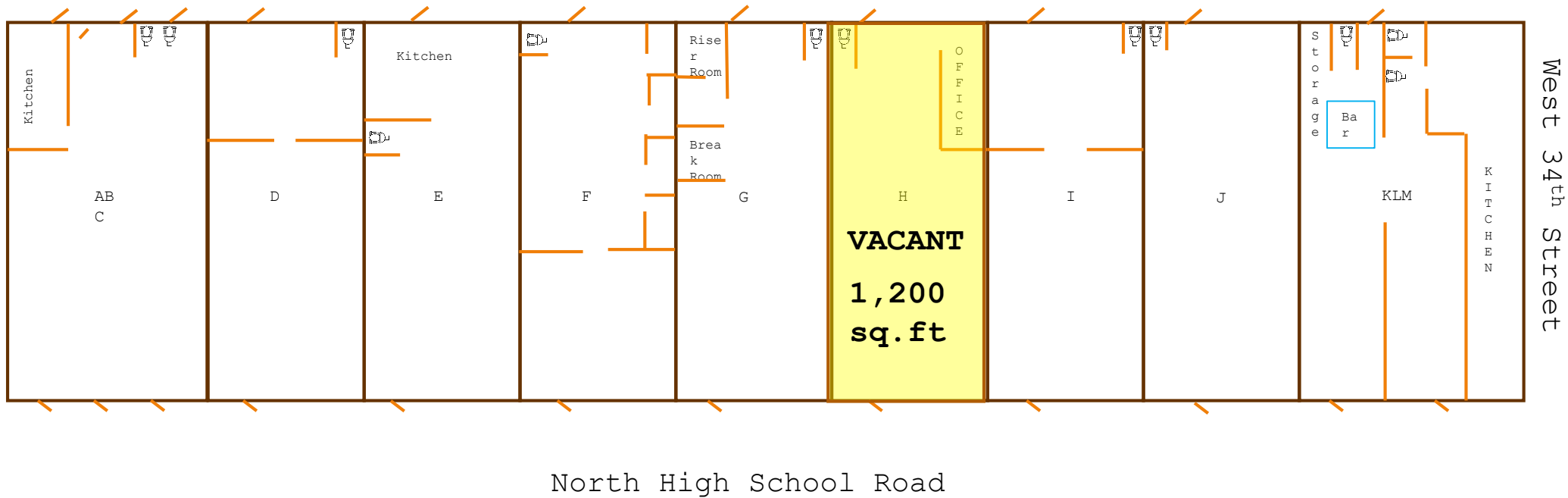
GOLARS
REAL ESTATE

Property Description

Prime Retail Center in Speedway Submarket

- **Prime Location:** Strategically positioned at the corner of N High School Road and W 34th Street in the Speedway area, offering excellent street visibility and access to a dense residential and commercial population.
- **Flexible Space:** Approximately 15,000 SF of adaptable space, suitable for retail, medical, or office uses, with multiple suite options to accommodate a range of business needs.
- **Convenient Access:** Located near major thoroughfares and public transit routes, ensuring seamless access for customers, employees, and deliveries.
- **Ample Parking:** Features a large dedicated asphalt lot with surface parking spaces, providing convenient onsite parking for tenants and visitors.
- **Construction:** Built with durable block construction and designed for long-term commercial use, allowing for tenant improvements and reconfigurations.
- **C-3 Zoning Permitted Use:** Zoned C-3, allowing a wide variety of commercial uses including retail stores, personal services, restaurants, medical offices, and more.

High School Road Indy, LLC



- ABC - Rea's Mexican Cuisine 3000 sq ft
- D - Esteticia Adela Beauty Salon 1200 sq ft
- E - Chris's Fried Chicken 900 sq ft
- F - Alvarez Bilingual Services 900 sq ft
- G - Xtreme Signs & Graphics 1200 sq ft
- H - Vacant Space 1200 sq ft**
- I - Jackieline African Market 900 sq ft
- J - SD&J Pharmacy & Medical Equipment 900 sq ft
- KLM - Tajin Mexican Grill 4800 sq ft

Retail Rendering



Cell phone store Rendering



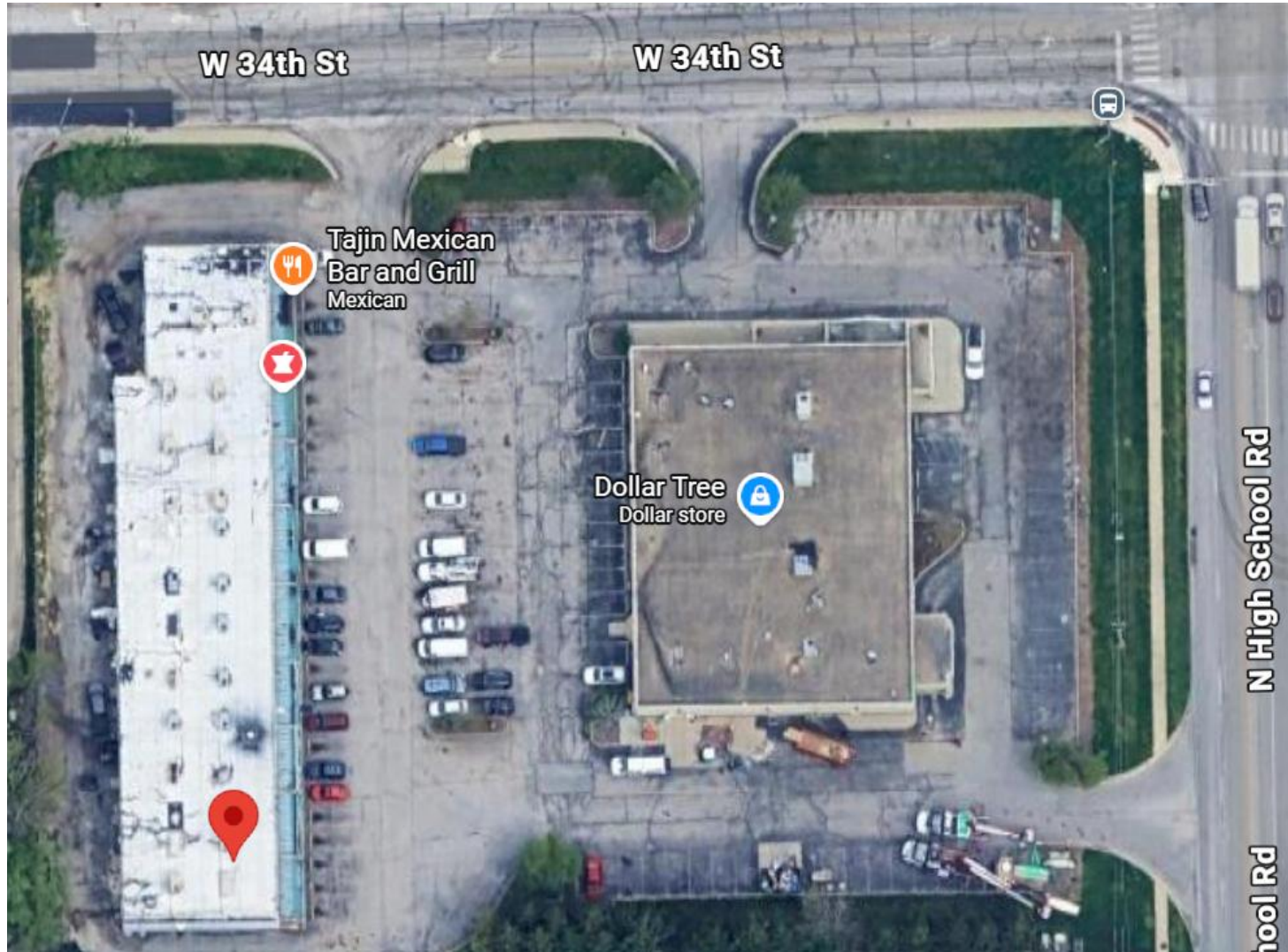
Nail Salon Rendering



Exterior View



Aerial View



Building Details

Freestanding

Construction:
Masonry

Year Built:
1975

Lot Size:
1.23 AC

Zoning C-3

APN/Parcel
16-10-30-09-
05-017.000

Actual Site Photo



Nearby Major Retailers:

