



6910 N. Shadeland Ave.  
Indianapolis, IN 46220  
For Lease



### OFFERING SUMMARY

Lease Rate:	\$20/SF full service
Building Size:	24,000+ SF
Available SF	1st Floor: Approx 4,000 SF 2nd Floor: Approx 6,000 SF
Number of Units	6
Parking	
Zoning:	Commercial
Submarket:	North Shadeland

### PROPERTY OVERVIEW

Join the Center for At Risk Elders and Hemophilia of Indiana in the Tharp Investments building on North Shadeland Avenue, right alongside I-465.

This locally-owned and managed building has clear, high traffic interstate visibility. Located along a stretch of I-465 that has nearly 20% more VPD than any other location along the I-465 beltway! Located in a sophisticated commercial district with ample parking.

### PROPERTY HIGHLIGHTS

- Building & Monument Signage Options Available for North & South Side of the Building
- Easy access from North Shadeland Avenue
- Build-to-suit option available

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Jeff Marchio • Sr. Vice President, Managing Broker • 317.432.5361 • jeff@tharprealty.com  
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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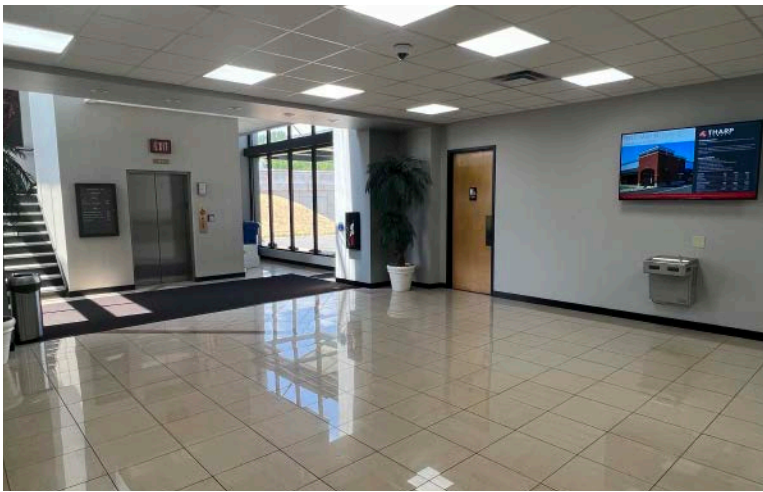
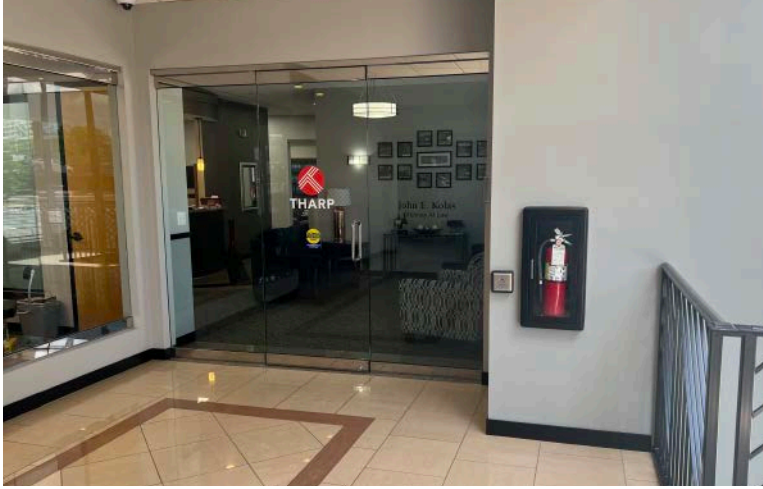


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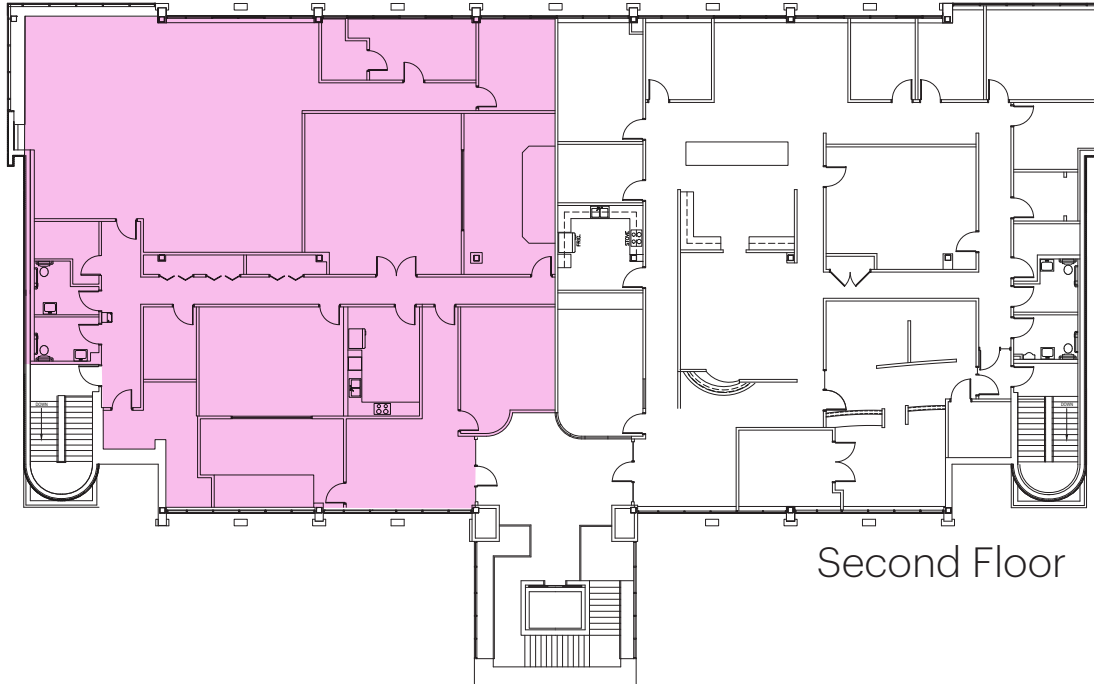
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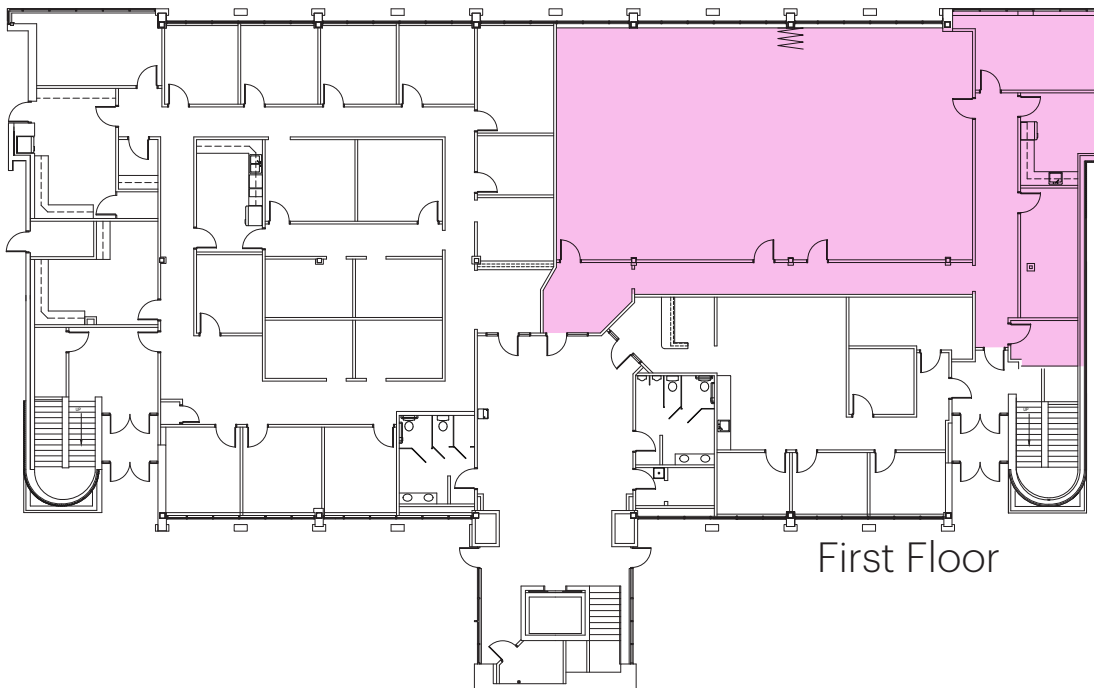
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Second Floor



First Floor

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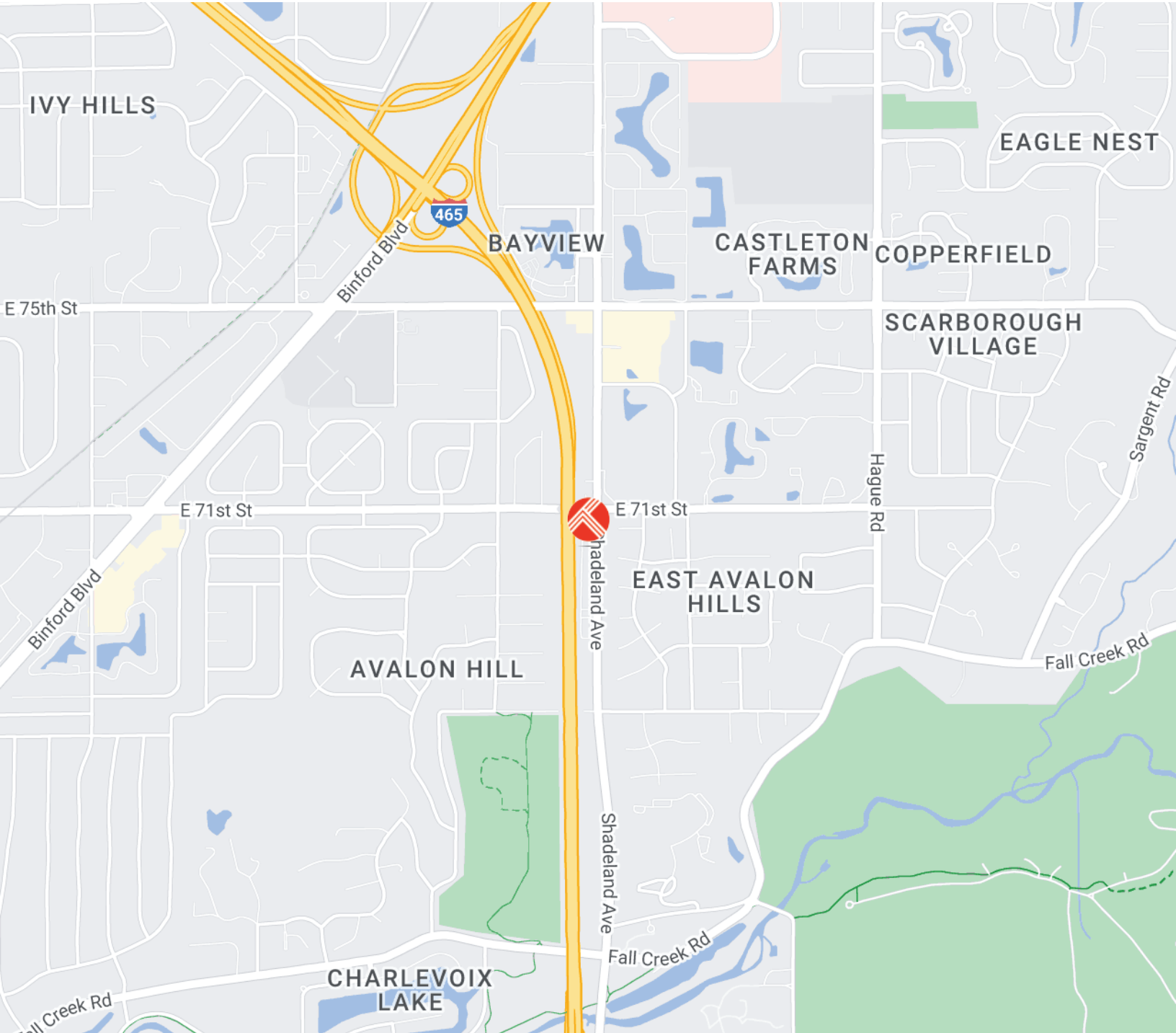
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## Area Map



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Surrounding Businesses



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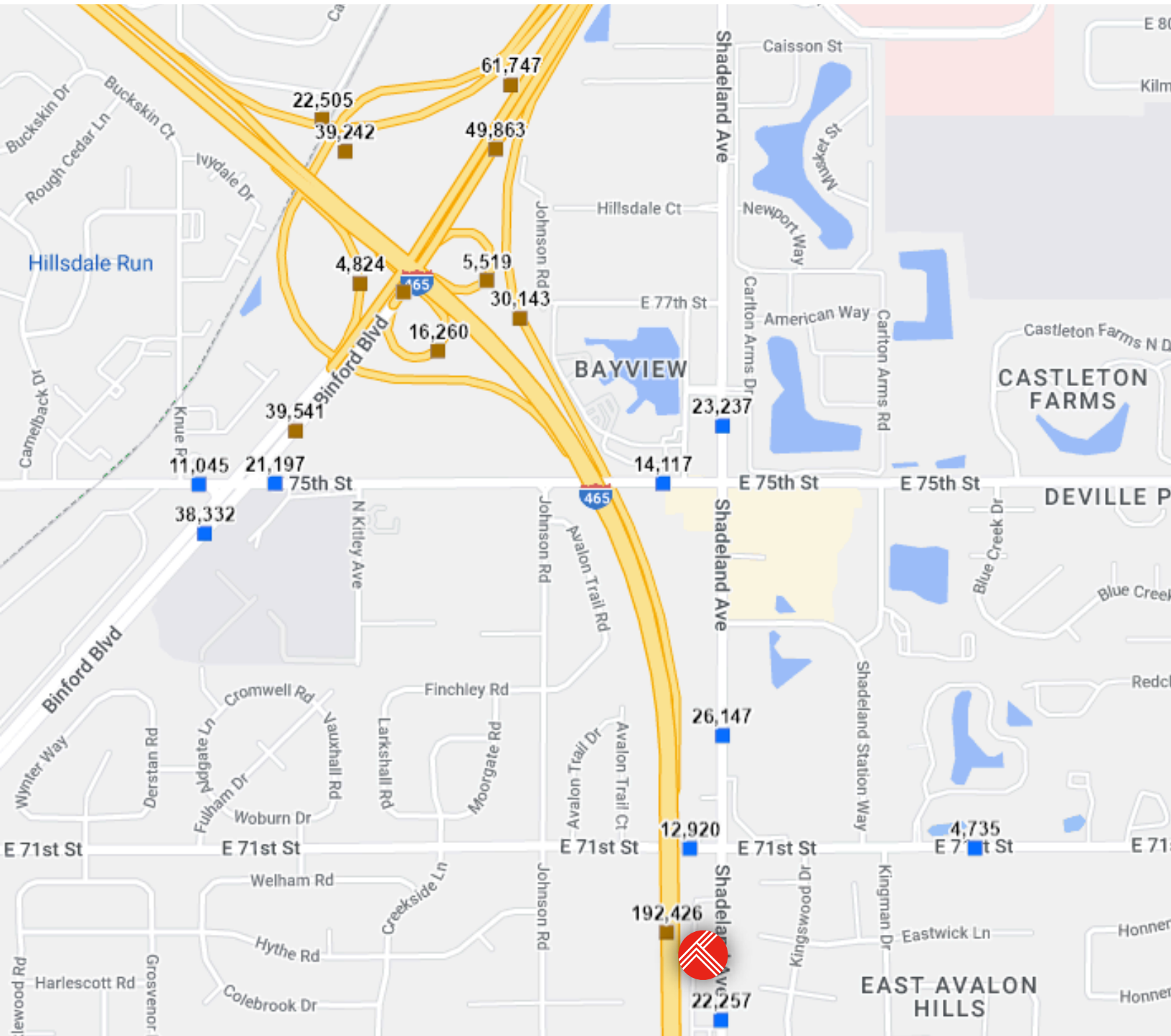
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## Traffic Counts



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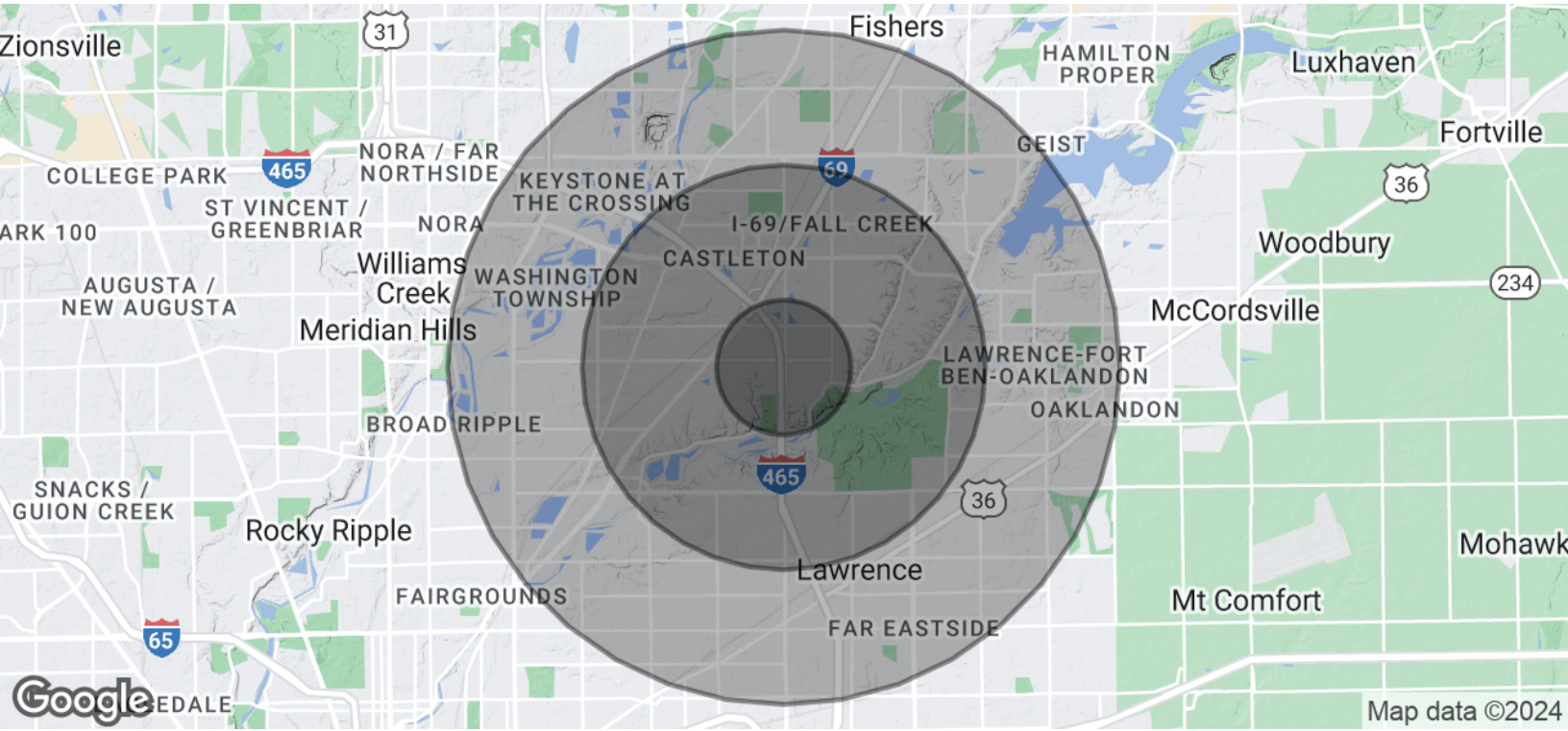
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## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,852	59,549	186,369
Average age	40	40	40
Average age (Male)	39	39	38
Average age (Female)	40	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,410	26,532	80,866
# of persons per HH	2.3	2.2	2.3
Average HH income	\$113,003	\$101,820	\$97,021
Average house value	\$317,018	\$332,614	\$298,353

\* Demographic data derived from 2020 ACS - US Census

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