

1,100 SF AVAILABLE
Indianapolis, IN 46226

FOR LEASE



3701 Shadeland Ave.

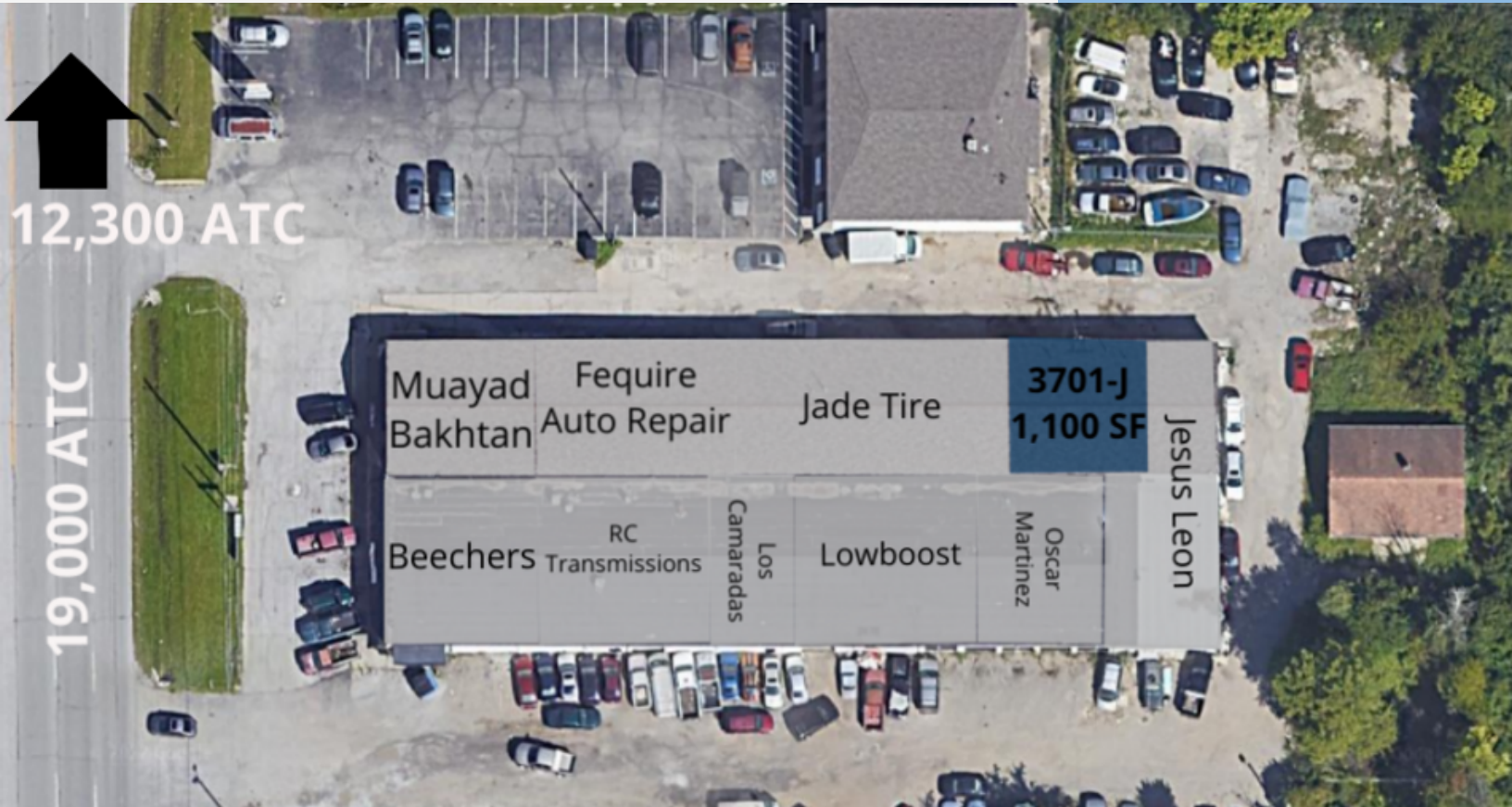
- Only one (1) space left
- Great location - major intersection and close to interstates
- High visibility - 31,000 total ATC
- Surrounded by amenities

CONTACT

Max Profeta

Leasing Representative
317.550.9060
max@arnoldmeyer.com

Arnold Meyer Commercial Real Estate
8777 Purdue Rd., Ste. 107,
Indianapolis, IN 46268
arnoldmeyer.com



Property Description

Available unit is 1,100 sq ft. Vacant unit has been recently whiteboxed. Lease terms are negotiable.

Location Description

Easily accessible only two (2) miles to the I-465 and I-70 interchange. Excellent visibility to over 19,000 cars per day. Located at busy intersection on Indy's near north side.

Max Profeta

317.550.9060

max@arnoldmeyer.com





Google

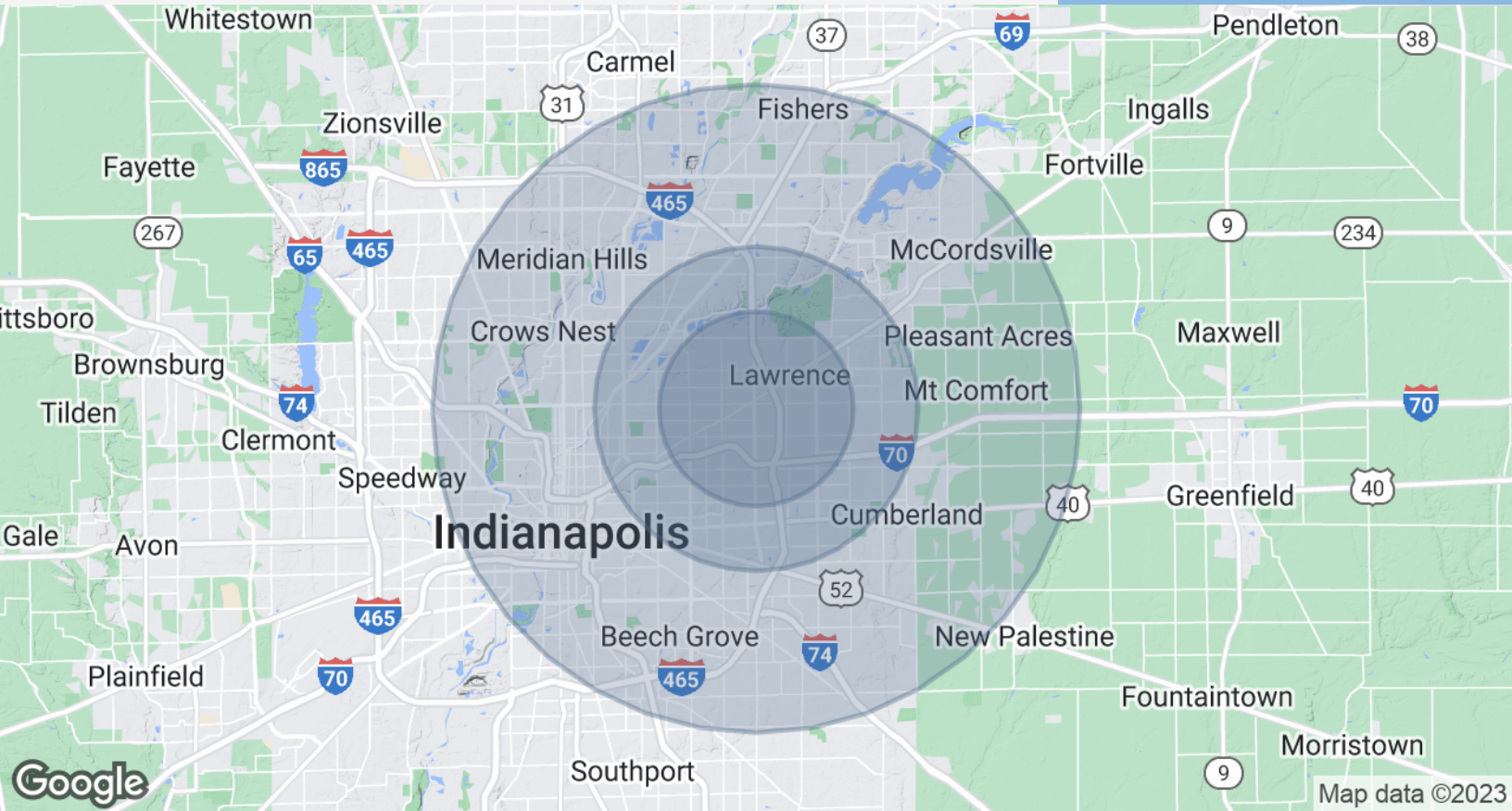
Map data ©2023 Google Imagery ©2023, Airbus, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

Max Profeta
317.550.9060
max@arnoldmeyer.com



1,100 SF AVAILABLE
Indianapolis, IN 46226

**DEMOGRAPHICS
MAP & REPORT**



Population	3 Miles	5 Miles	10 Miles
Total Population	93,049	232,340	697,012
Average Age	34.9	36.0	36.1
Average Age (Male)	33.2	34.3	34.7
Average Age (Female)	37.7	37.8	37.5

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	43,689	110,701	318,743
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$41,915	\$49,287	\$67,760
Average House Value	\$96,016	\$115,614	\$166,713

* Demographic data derived from 2020 ACS - US Census