



AVAILABLE

4517 & 4519 E 82nd Street
Indianapolis, IN

Property Highlights

- Main building ± 55,000 SF
Secondary residence building ± 8,000 SF
- Well maintained
- Conversion potential (school, daycare, residential, special use, etc.)
- Building can be configured for multiple users
- Commercial kitchen, dining hall, theater room, fitness room, ancillary rooms, spa/salon
- ± 81 rooms within the main building and 6 residential units in the back building
- Each room has plumbing via kitchenette, shower and restrooms
- Outdoor space and private, enclosed courtyards
- Monument signage along 82nd Street available
- Covered drop-off at front door
- Sitting in Clearwater between Keystone Crossing and Castleton submarkets
- Convenient access to major roads and I-465



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Aerial



Property Information

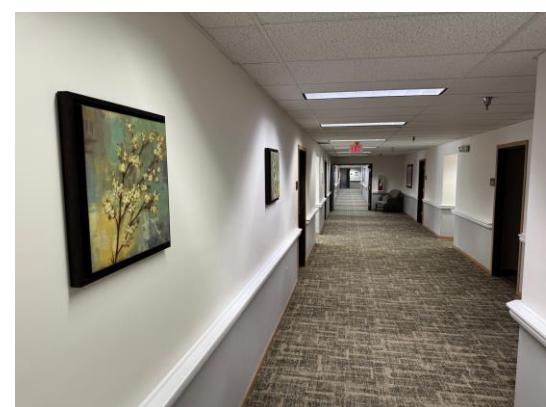
SITE & BUILDING SPECS

Building Size	± 55,000 SF (Main) ± 8,000 SF (Secondary)
Acres	± 3.39 (Main) ± 0.48 (Secondary)
Built	1994 (Main) 2001 (Secondary)
Zoning	C1 & C3 (Main) C1 & DP (Secondary)
County	Marion
Township	Washington
Submarket	Northeast

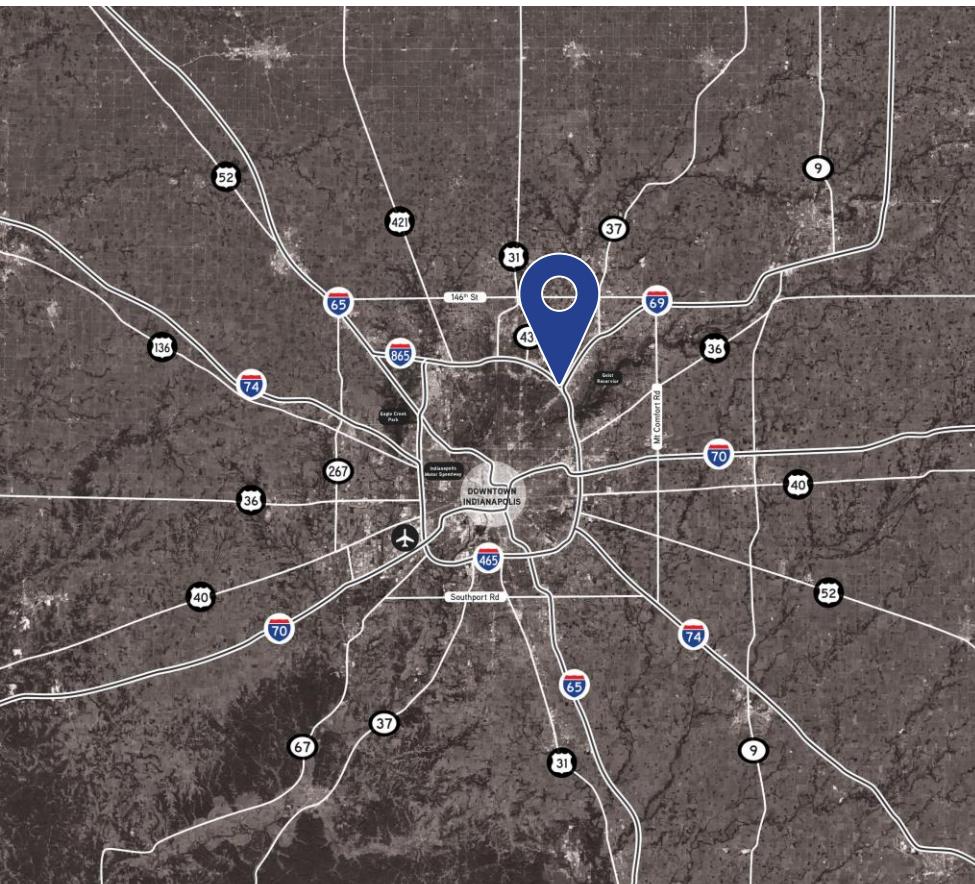
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	6,342	58,892	173,106
Population Projected 2030	6,305	59,880	176,567
Average HH Income	\$116,725	\$115,218	\$127,777
Total Households 2025	3,681	29,059	80,764
Households Project 2030	3,673	29,720	82,802





Location



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For more information, please visit
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