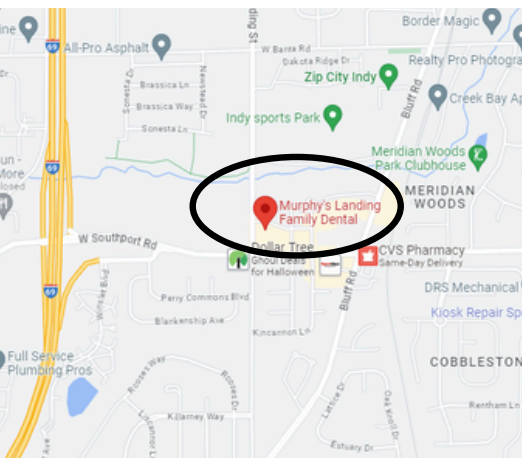


FOR LEASE -849 SQ. FT.



LEASE PRICE - \$18.50/SF + NNN



## ABOUT THE PROPERTY:

- Professional Office / Medical Building
- Located in fast growing Perry Township
- Property is located at signalized intersection
- Located 0.5 miles from new I-69 & Southport Rd Exit
- 15 minutes to Downtown Indianapolis
- Multi-Tenant Building

## PROPERTY FEATURES:

- Ample Parking
- For Lease - Immediate Availability
- 849 SF | 0.72 AC Lot
- Pylon & Building Signage Available
- Endcap Suite (windows on 2 sides)
- Currently in Shell Condition





## OFFERING SUMMARY:

Building Size: 8,216 SQ FT  
Available SQ FT: 849 SQ FT  
Lot Size: 0.72 AC  
Constructed: 2004  
Zoning:

## UNIT

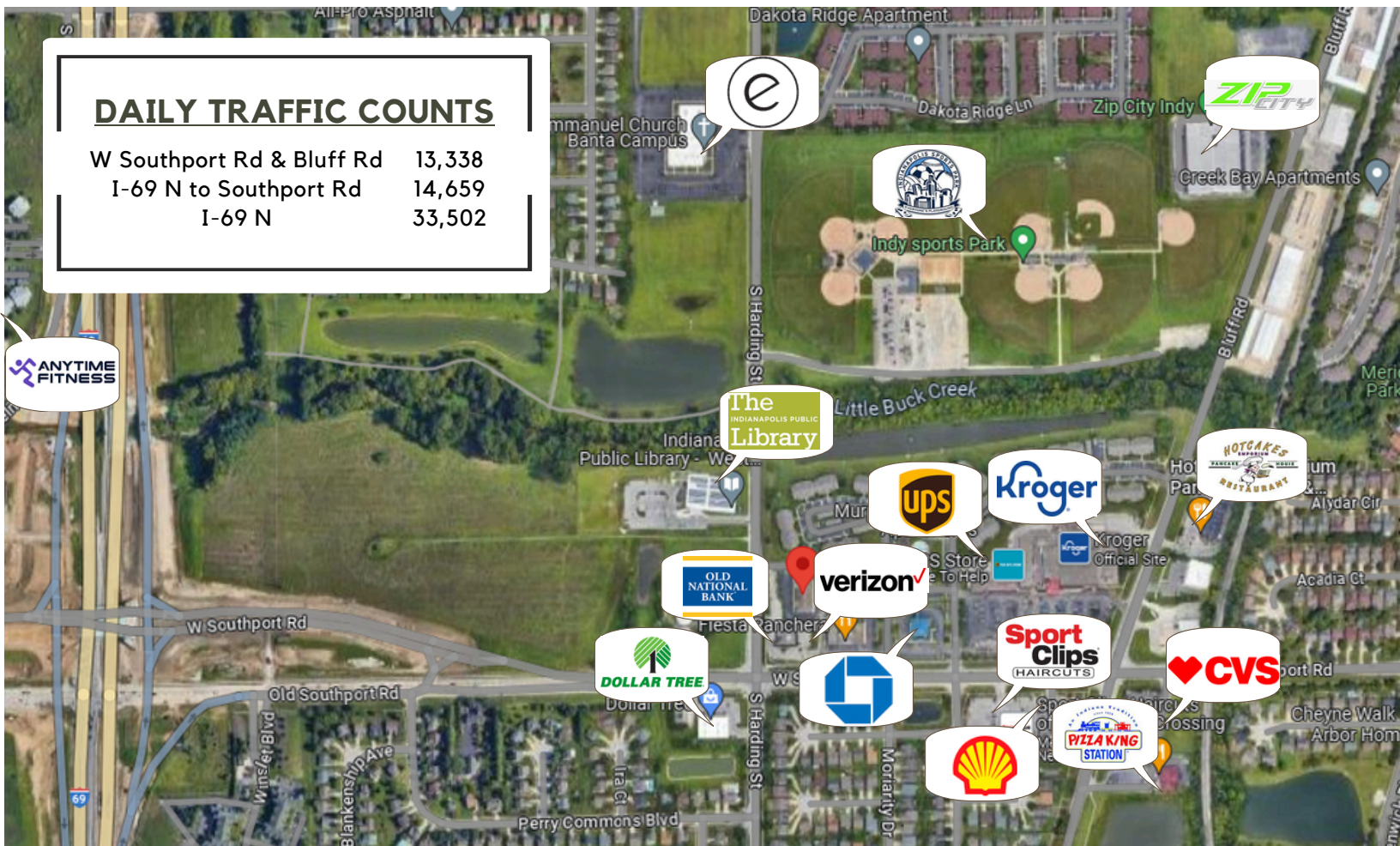
## TENANT

## SQ FT

A	Murphy's Landing Family Dental	3,697 SF
B1	Hoosier School Benefit Trust	2,649 SF
	• Health & Wellness Center	
B2	Edward Jones	1,000 SF
<b>C</b>	<b>Available</b>	<b>849 sq ft</b>

## DAILY TRAFFIC COUNTS

W Southport Rd & Bluff Rd	13,338
I-69 N to Southport Rd	14,659
I-69 N	33,502



## DEMOGRAPHICS:

### 1 MILE

### 3 MILE

### 5 MILE

POPULATION

11,333

49,873

159,006

HOUSEHOLDS

4,344

19,873

61,706

AVG. HH INCOME

\$68,196

\$63,635

\$58,319

MEDIAN AGE

36

38

37



## SUITE C - PROPOSED FLOOR PLAN 849 SQ. FT.

