



ALLIES
COMMERCIAL
REALTY

FOR SALE

KEYSTONE AVE
RETAIL INVESTMENT OPPORTUNITY

Flex

Retail

4501 N KEYSTONE AVE - IN 46205



46TH ST



TRAFFIC
COUNT

37,500 VPD

KEYSTONE AVE



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Flex Retail 4501 N KEYSTONE AVE - IN 46205

EXECUTIVE SUMMARY

3

BUILDINGS

18,115

TOTAL SQUARE FEET

2.97

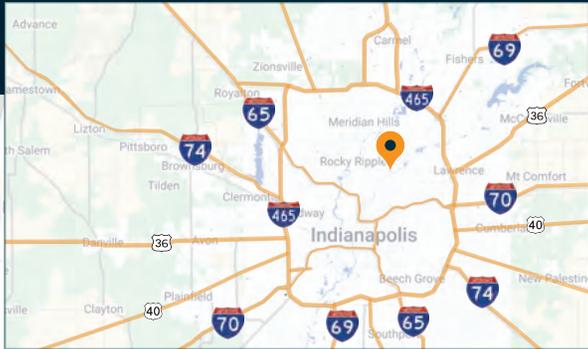
TOTAL ACRES

C-5

ZONING

	ADDRESS	TOTAL SF	ACRES
Buiding 1	4501 N Keystone Ave	15,075	2.07
Buiding 2	4545 N Keystone Ave	850	0.52
Buiding 3	4533 N Keystone Ave	2,190	0.38





RETAILERS IN 1 MILE RADIUS

- Target
- meijer
- Crew CARWASH
- LOWE'S
- TACO BELL
- ALDI
- STARBUCKS COFFEE
- Walgreens
- CHASE
- Chick-fil-A



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DEMOGRAPHICS AND INCOME

AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Total Population	9,491	104,634	257,010
Estimated 2029 Population	9,437	104,803	257,720
2024 Total Households	4,871	45,347	112,270
Estimated 2029 Households	4,841	45,337	112,484
2024 Average Household Income	\$58,073	\$86,947	\$84,395

MARKET OVERVIEW – INDIANAPOLIS & KEYSTONE CORRIDOR

SUBMARKET	VACANCY RATE	MARKET ASKING RATE	INVENTORY SF	RENT GROWTH
Indianapolis	3.1%	\$19.79/SF	131M	1.8%
Keystone Corridor	5.0%	\$21.12/SF	3.8M	2.0%



VIEW THIS LISTING ONLINE



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