

OWNER-USER OPPORTUNITY

PROPERTY WEBSITE



AVAILABLE SF

8,004 SF

SALE PRICE

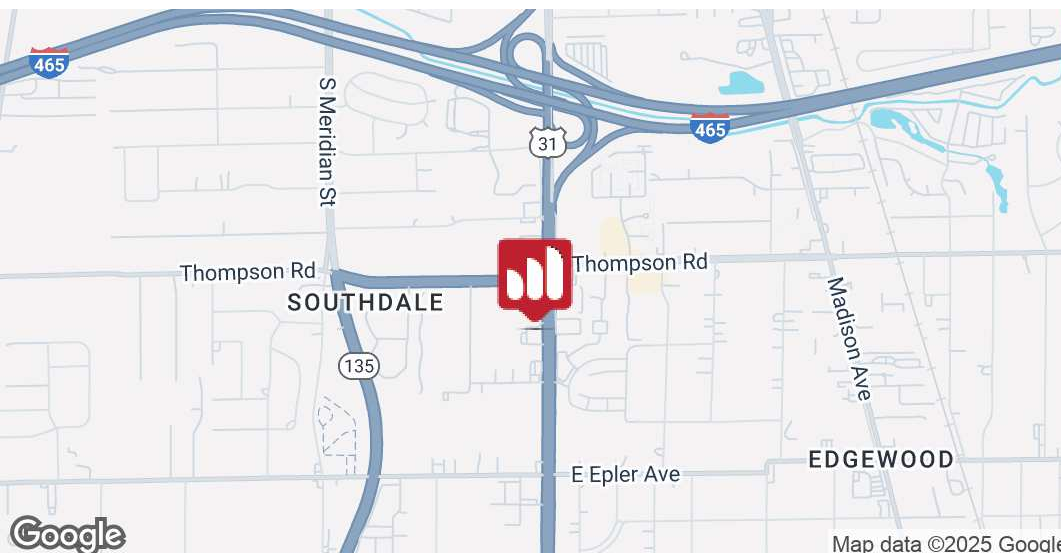
\$1,150,000

PROPERTY HIGHLIGHTS

- Owner-user opportunity
- 8,004 SF office building for sale
- Great long-term equity building & control over workspace
- Below-market rents
- Prime location just off of US 31 & very close proximity to I-465
- Customizable interiors & flexible floor plans

FOR SALE

**PARK 31 SOUTH
- BUILDING B**
5222 S. East St.,
Indianapolis, IN
46227



WILL CONWAY

O: 317.454.7171 | C: 317.379.6334
wconway@premiercres.com

MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046
mferguson@premiercres.com

Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

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PARK 31 SOUTH - BUILDING B

5222 S. East St., Indianapolis, IN 46227

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Indianapolis area! This 8,004 SF building at 5222 S. East St. presents an ideal space for office building investors. This property offers spaces ranging from 727 to 1,254 square feet, providing great long-term equity building & control over workspace. With below-market rents, investors can capitalize on this lucrative asset & tailor it to their specific needs.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Park 31 South at 5222 S. East St. in Indianapolis, IN. This dynamic location offers convenient access to key business districts, with numerous dining & entertainment options nearby. Just a six (6) mile drive away, the bustling downtown area provides a thriving hub for commerce & culture. With easy access to major highways like US 31 & I-465, the area fosters connectivity for both professionals & visitors alike. This is the fastest-growing suburb in the MSA, with great demographics for a prime investment opportunity to thrive off of.

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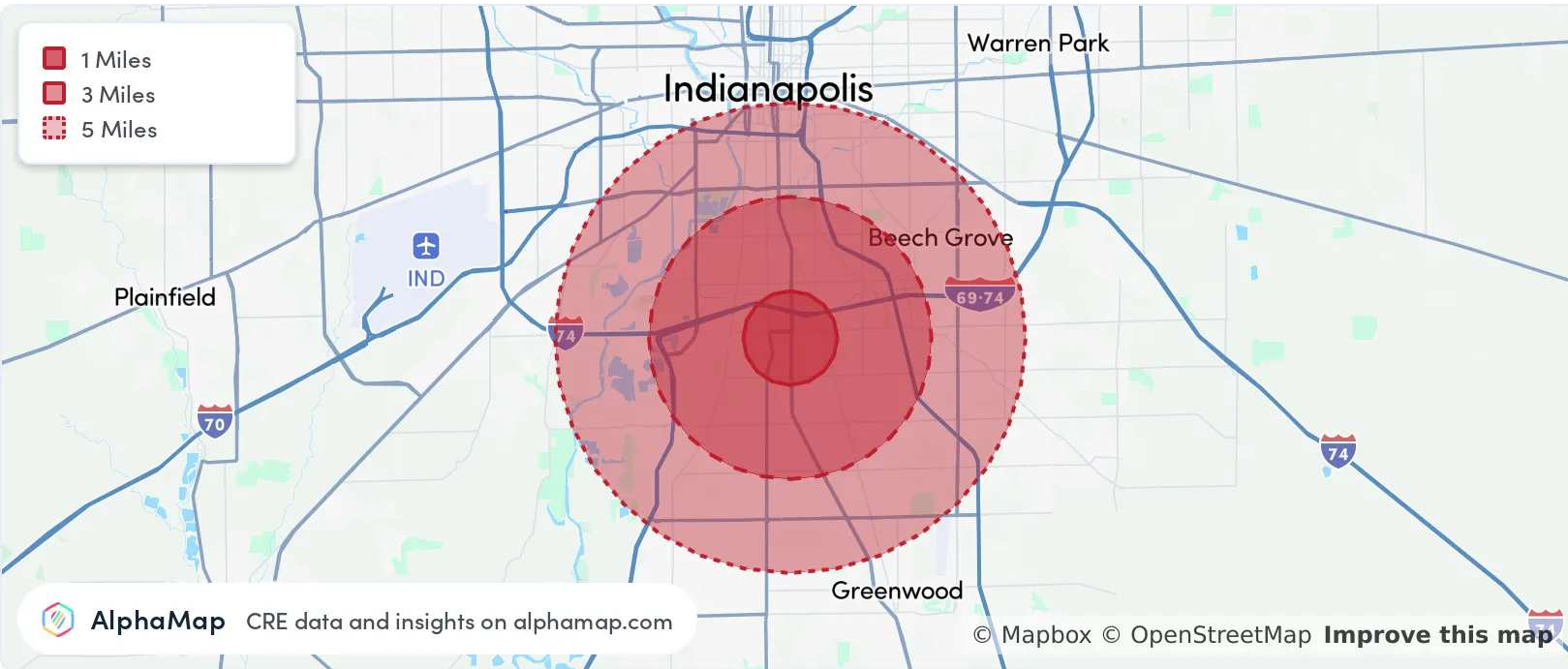
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FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,871	74,110	198,961
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,892	28,374	78,307
Persons per HH	2.5	2.6	2.5
Average HH Income	\$69,519	\$79,052	\$82,393
Average House Value	\$185,575	\$220,809	\$228,620
Per Capita Income	\$27,807	\$30,404	\$32,957

Map and demographics data derived from AlphaMap

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