

SALE/LEASE

RETAIL

 **BRADLEY**
COMPANY

456 E ELBERT ST.



456 E ELBERT ST., INDIANAPOLIS, IN 46227

PROPERTY HIGHLIGHTS

- Pylon Signage
- Parking Ratio of 17:1
- Ready for immediate occupancy and quick opening
- 57,000 VPD on US 31



SALE PRICE

NEGOTIABLE

LEASE RATE

NEGOTIABLE

Available SF: 5,636 SF

Lot Size: 1.42 Acres

Building Size: 5,636 SF

BRADLEY COMPANY

9000 Keystone Crossing, Suite 850
Indianapolis, IN 46240
317.663.6000

PAT O'HARA

Senior Vice President
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BRADLEYCO.COM



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LOCATION OVERVIEW

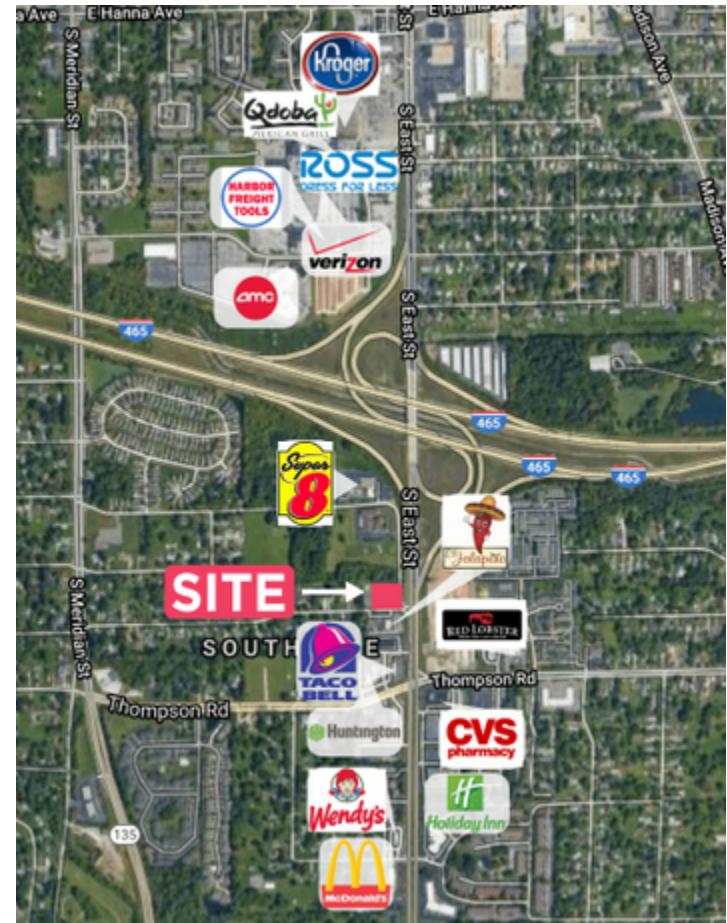
Located on the Southwest corner of I-465 and US 31, the buildout is very close to turnkey condition. The site is easily accessible to customers coming from the South, East and West sides of Indianapolis. This opportunity provides a very low cost of entry into opening a restaurant.

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Available SF:	5,636 SF
Lot Size:	1.42 Acres
Building Size:	5,636 SF
Price / SF:	-

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,053	27,776	77,227
Total Population	7,897	69,769	197,869
Average HH Income	\$47,584	\$51,624	\$52,580



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