

SALE/LEASE

RETAIL



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

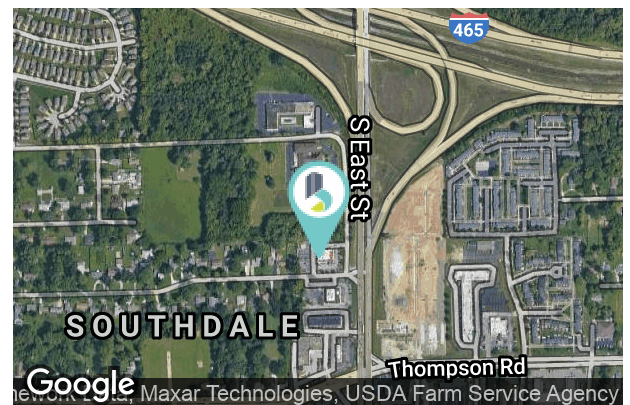
SALE PRICE

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  
317.796.4733  
pohara@bradleyco.com



BRADLEYCO.COM



456 E ELBERT ST., INDIANAPOLIS, IN 46227

SALE/LEASE

RETAIL



## LOCATION OVERVIEW

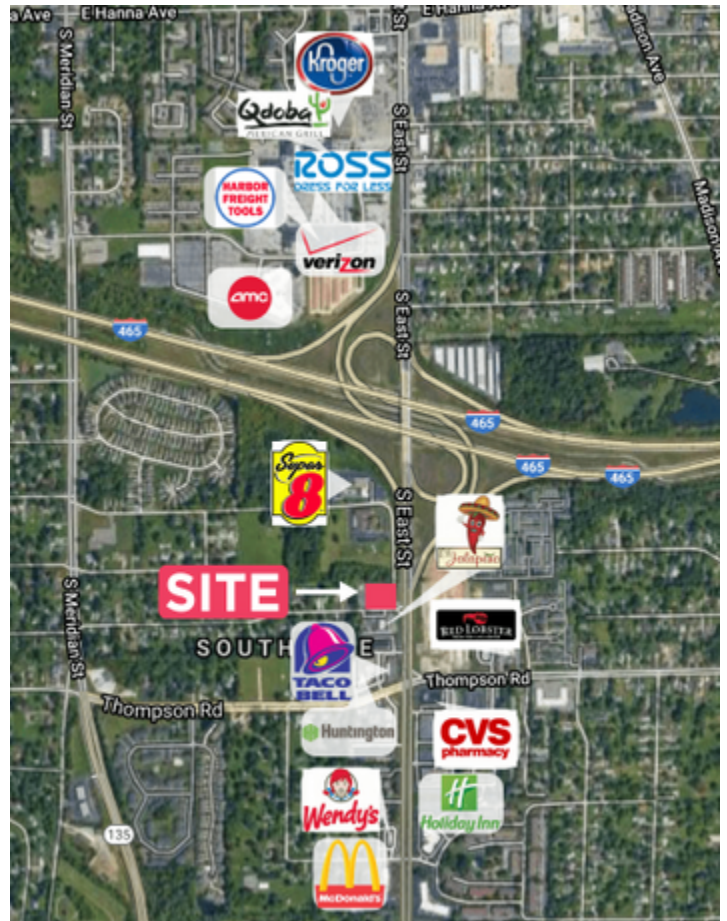
Located on the Southwest corner of I-465 and US 31, the buildout is very close to turnkey condition. The site is easily accessible to customers coming from the South, East and West sides of Indianapolis. This opportunity provides a very low cost of entry into opening a restaurant.

## 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



## PAT O'HARA

Senior Vice President  
317.796.4733  
pohara@bradleyco.com





## ADDITIONAL PHOTOS

456 E ELBERT ST., INDIANAPOLIS, IN 46227

SALE/LEASE

RETAIL



**PAT O'HARA**  
Senior Vice President  
317.796.4733  
[pohara@bradleyco.com](mailto:pohara@bradleyco.com)

©2021 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.