

SALE



RETAIL

4735 E 96TH ST, INDIANAPOLIS, IN 46240



PROPERTY OVERVIEW

Presenting an exceptional investment opportunity on the north side of the Indianapolis area, this 4,242 SF multi-tenant retail building, constructed in 2022, caters to owners/users seeking prime space while benefiting from in-place tenant rental income from Biggby Coffee and an Alteration shop. An available 2,100 SF endcap could be leased for additional income or provide an owner/user with the perfect location for their business. The property offers excellent visibility, high traffic counts, and effortless access. Zoned DP, it provides a versatile setting for retailers and others in a thriving business district.

PROPERTY HIGHLIGHTS

- For Sale - 4,242 sf
- .74 Acres
- Great for owner/user or investor with 2,100 SF endcap available
- Current tenants include Biggby Coffee and an Alteration shop
- Excellent Visibility
- High Traffic Counts (31,278 on 96th St)
- Easy Access
- Constructed in 2022
- Surrounded by a dense mix of retailers, restaurants, auto dealerships, office parks and residential areas
- 1 mile from I-465

SALE PRICE	\$2,300,000
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Building Size:	4,242 SF
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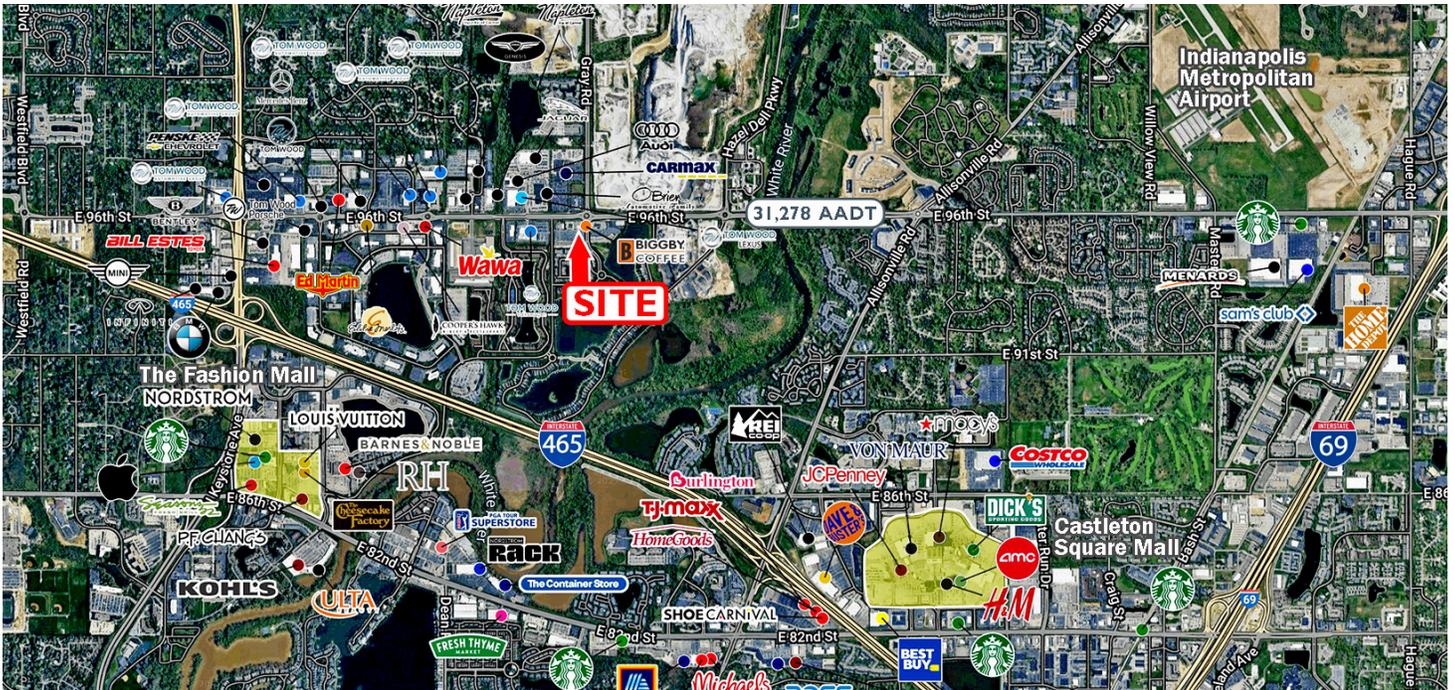
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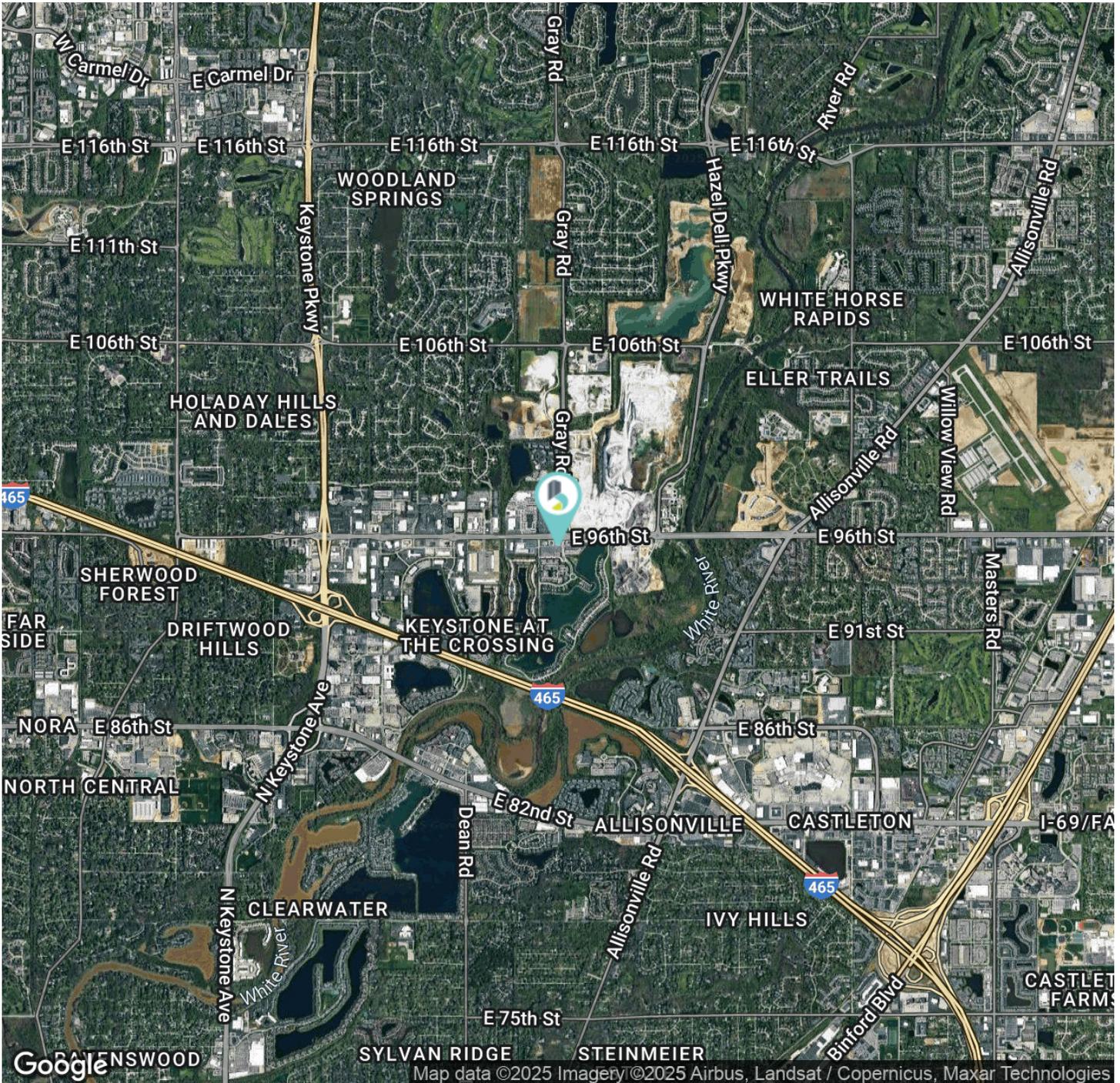
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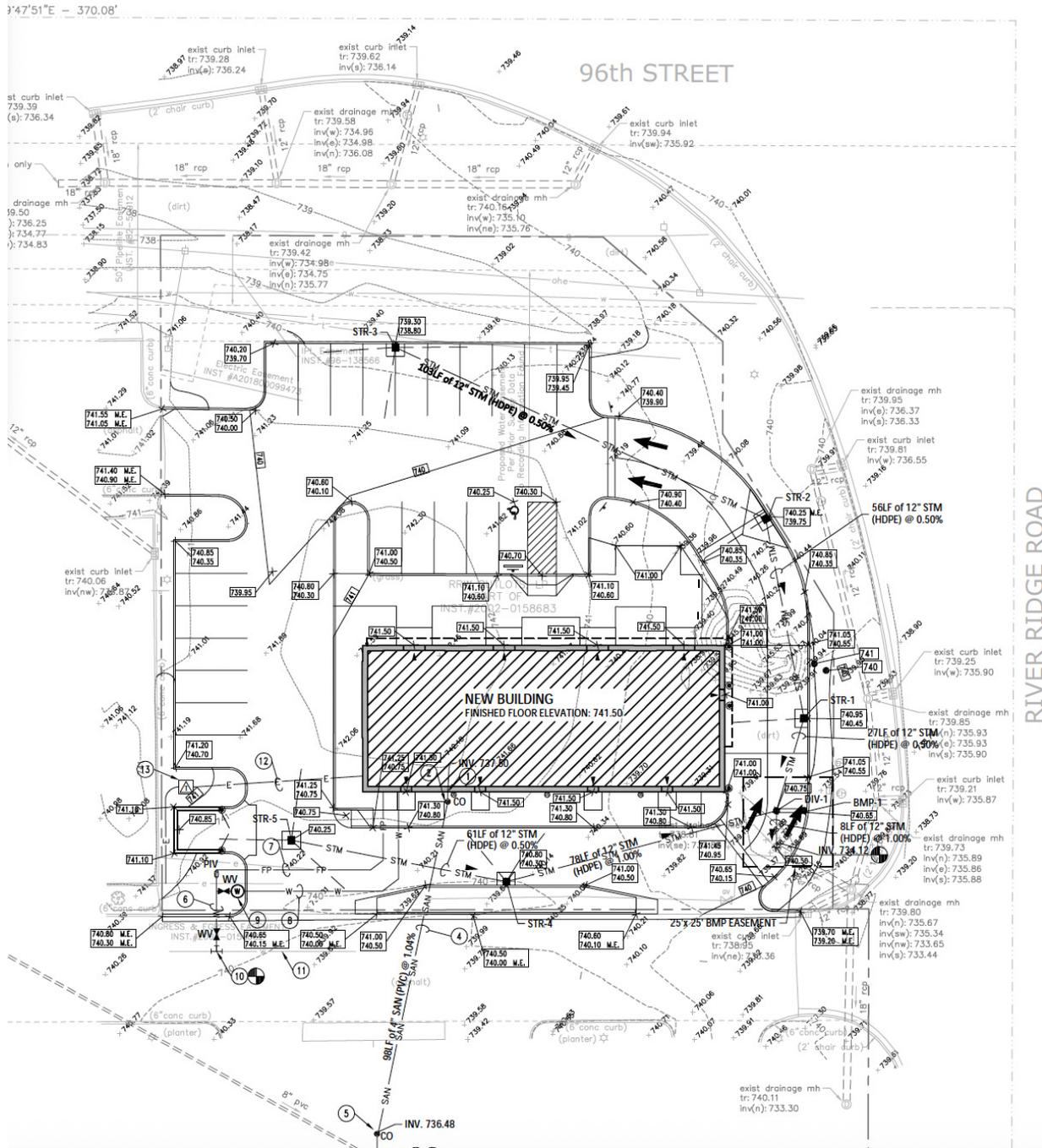
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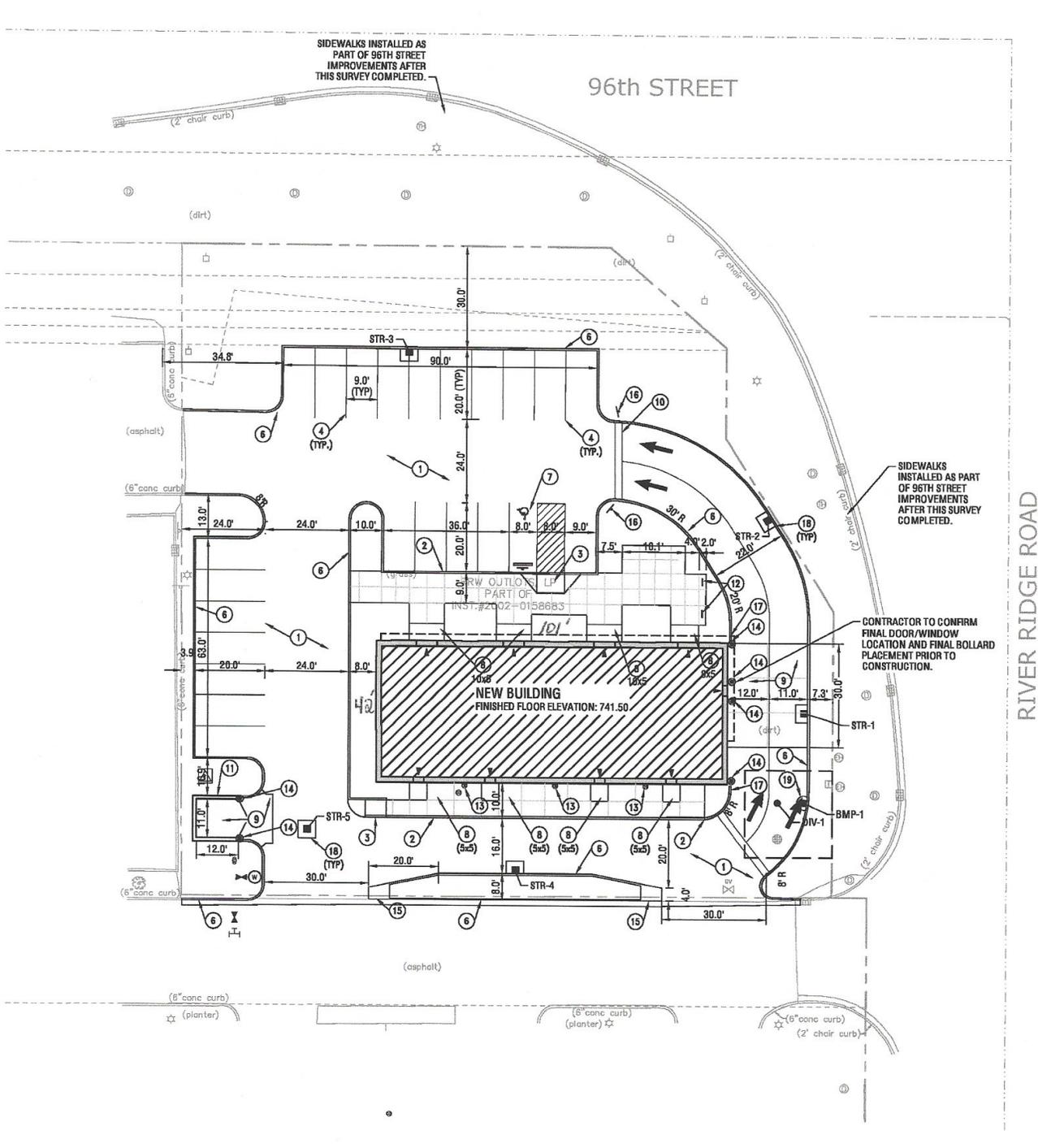
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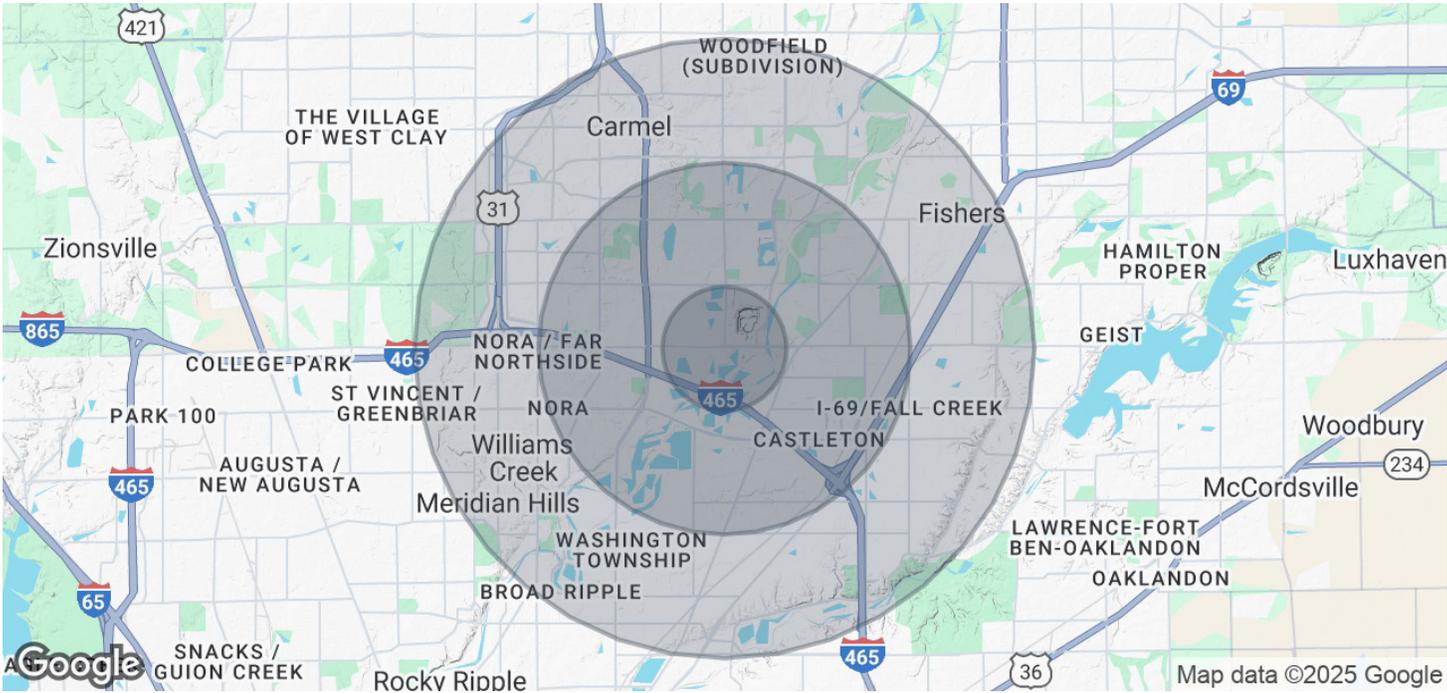


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,352	56,652	175,217
Average Age	36	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Average HH Income	\$88,087	\$116,760	\$136,315

Demographics data derived from AlphaMap

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