

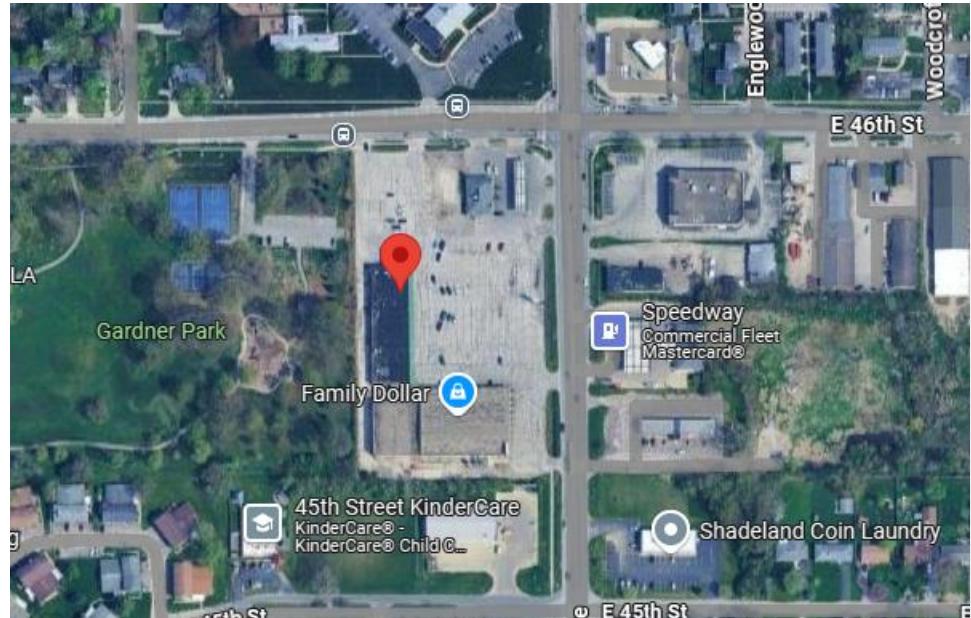
# For LEASE

1,277 SF

\$12 SF

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**4560 Shadeland Ave.  
Indianapolis, IN  
46226**



**C-4 zoning**

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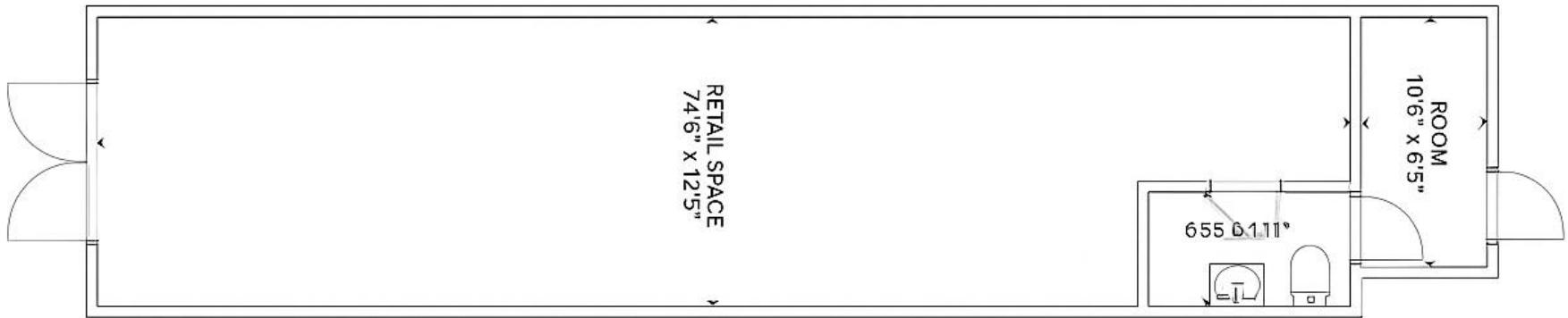
**GOLARS**  
R E A L E S T A T E

# Property Highlights

## Prime Commercial Property in Caselton Mall Area

- **Prime Location:** This prime property boasts high visibility in a high-traffic area with 32,026 CPD, just minutes from Castleton Mall (30,046 CPD), I-69 (93,354 CPD), and I-465 (79,652 CPD), ensuring excellent exposure and accessibility.
- **Flexible Space:** Formerly an auto store, this building offers a spacious, open floor plan, perfect for retail, office, or other business uses, with flexible interior customization options.
- **Highway Visibility:** The property features a large, highway-visible sign on I-69, offering excellent exposure for brand promotion.
- **Convenient Access:** With well-maintained sidewalks and easy access from 82nd Street and Bash Street (8,177 CPD), the property ensures smooth entry for customers and employees.
- **Ample Parking:** The property boasts a large paved parking lot with multiple spaces, ensuring convenience for customers and employees.
- **Sturdy Block Construction:** This building boasts durable block construction with a flexible interior layout, easily adaptable to various business needs and customizations.
- **C-4 Zoning Permitted Use:** Medical Practice, Drive-In Restaurants, Gasoline Service Station, Tire and Auto service center, professional services, shopping or durable goods establishment, Indoor commercial amusement, recreation and entertainment, automobile sales, new and used, service and repair, post office and mass transit terminals.

# Floor Plan



Total area : 1277sqft

# Community Health Clinic Rendering



# Educational Center Rendering



# Hair Salon Rendering



# Smoothie Bar Rendering



# Fitness Studio Rendering



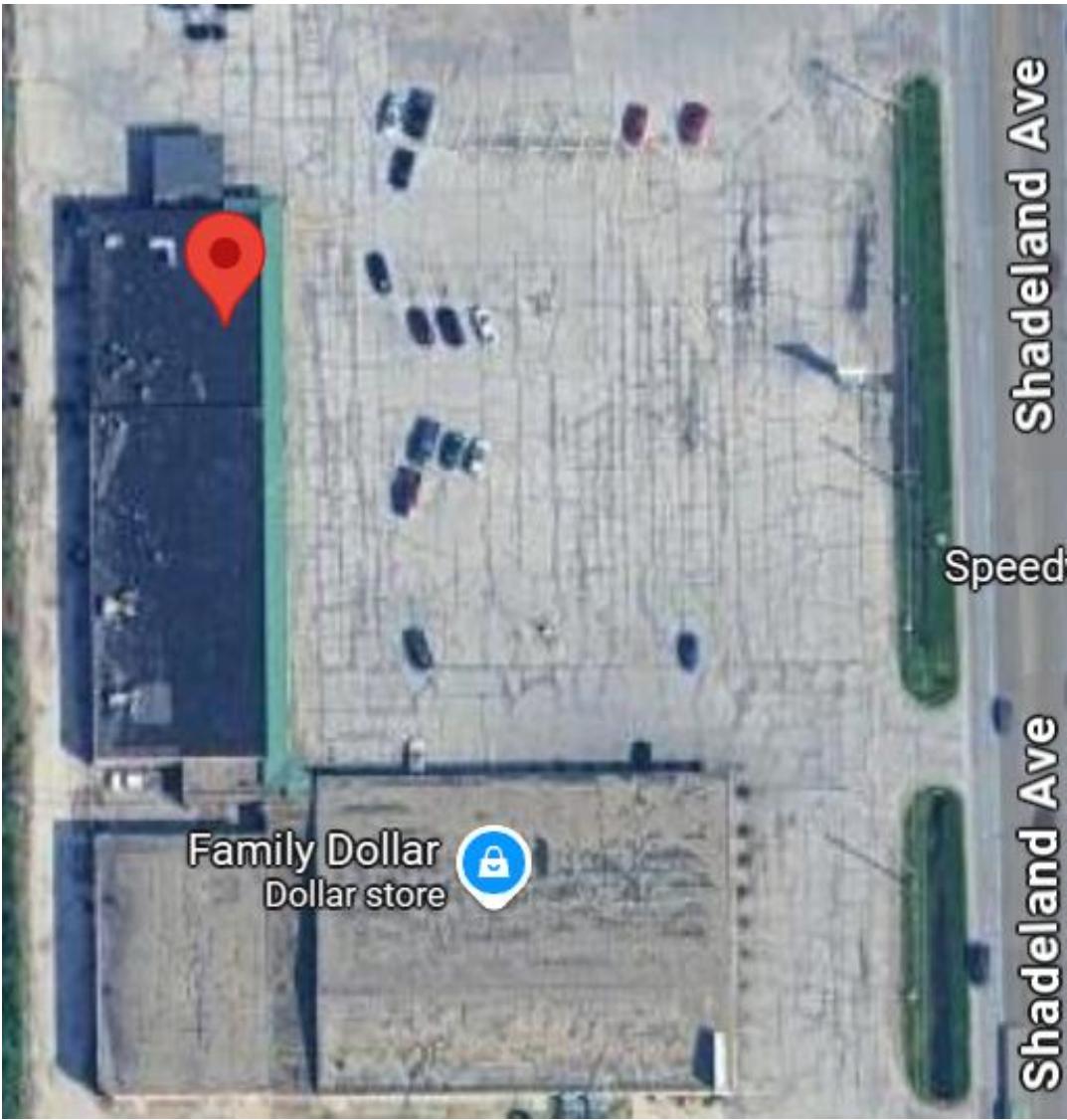
# Bookstore Rendering



# Tech Repair shop Rendering



# Aerial View



# Exterior view



# Interior View



# Building Details

Freestanding

Construction:  
Masonry

Year Built:  
2010

Lot Size:  
0.20 AC

Zoning C-4

\$12 SF/YR

Public  
Transportation  
Route

# Actual Site Photo



## Nearby Major Retailers:



**DOLLAR GENERAL**



**Mobil**

