

# FOR SALE

## Free-Standing Office/Retail

PURCHASE PRICE:

**\$980,000.00 (\$320/sf)**

PROPERTY SPECS:

- *Zoning: C-4 (Community-Regional District)*
- *Property Size: 3,056 sf*
- *Land Size: 0.23 Acres*
- *Year Built: 1958*
- *10 Surface Parking Spaces*
- *Billboard Leased MTM (Lamar) \$2,300/mo NNN (available with building or after building disposition)*

BROCHURE

SPACE PLAN

PROPERTY RECORD CARD

ZONING CODE & USE TABLE: C-4

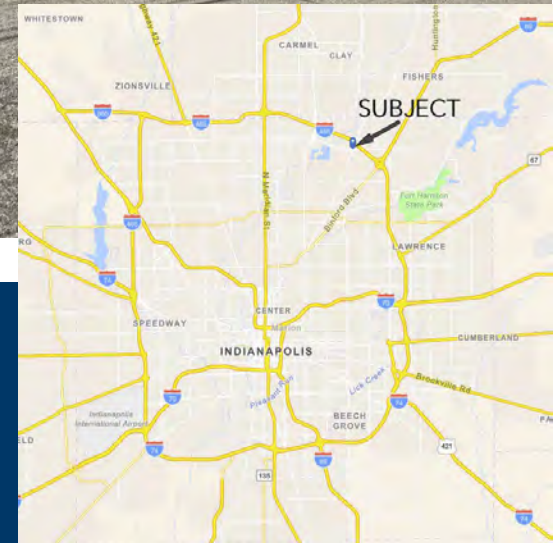
2023 RETRACEMENT SURVEY

**8208 Allisonville Rd.  
Indianapolis, IN 46250**

Contact:

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### AREA DESCRIPTION:

Located in the thriving Keystone Crossing submarket, 8208 Allisonville Road offers an excellent blend of accessibility and convenience. The area is known for its vibrant commercial activity, making it an ideal location for businesses seeking visibility and accessibility.

### Key Highlights of the Area:

**Shopping and Dining:** The property is just minutes away from the Keystone at the Crossing shopping district, featuring a wide variety of retail stores, restaurants, and cafes. You'll find everything from high-end fashion outlets to cozy coffee shops.

### Healthcare Facilities:

The area is home to several medical facilities and clinics, ensuring that both tenants and their clients have access to top-notch healthcare services.

### Transport Links:

Excellent connectivity with major roads like I-465 and public transport options makes commuting easy for employees and clients alike. The area also boasts ample parking facilities, including the property's surface parking spaces. Living and working in the Keystone Crossing area means enjoying the best of both worlds - a bustling urban environment with the tranquility of suburban life.



## 2024 Neighborhood Demographics & Traffic Counts



Est. Population



Avg. HH Income



Daytime  
Employment

1 Mile

6,152

\$91,755

11,901

3 Miles

54,416

\$92,798

88,335

5 Miles

161,061

\$100,071

152,934

Source:  CoStar



Traffic Counts ADT

E 82nd St/Allisonville Rd  
**50,424**

E 82nd St/Allison Pointe Trl W  
**29,497**

Allisonville Rd/Kelly Ln SW  
**33,874**

Source:  CoStar

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