

# Available for Lease

8780 Purdue Rd, Indianapolis, IN 46268



## Available – Office Spaces – College Park

**JEFF NORRIS**

Broker – Merrill Property Group

P: 317-525-3955

jeff@merrillpropertygroup.com



### OFFERING SUMMARY

**LIST PRICE:** **\$18-\$20/SF Full Service**

**BUILDING SIZE:** **10,206 SF**

**SUITES:** **2 – 1,260 SF & 636 SF**

**ZONING** **C3**

**TRAFFIC COUNT:** **1,379 AADT**

**USES:** **Commercial Office**

### PROPERTY OVERVIEW

Start your business's next chapter in our intimate and professional office building. We offer small, private office suites designed to give solopreneurs and small teams "office freedom without the corporate overhead". Our building fosters a professional, productive atmosphere where you can connect and grow with like-minded business owners.

### PROPERTY HIGHLIGHTS

- Two suites remain available
- On-site ownership
- Easy access to I-465 & Michigan Road
- 3-5 year lease terms available

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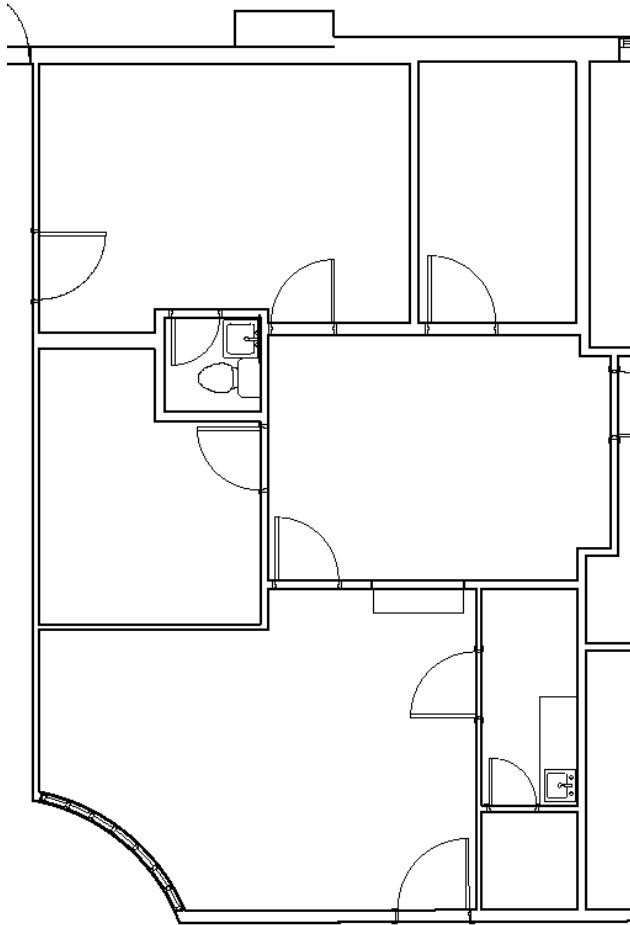
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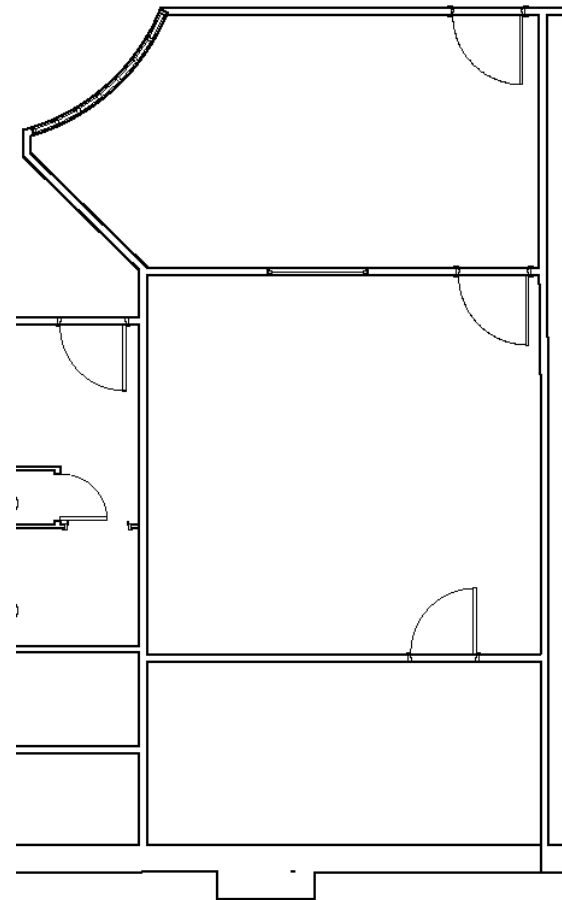
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### Suite 5



### Suite 8





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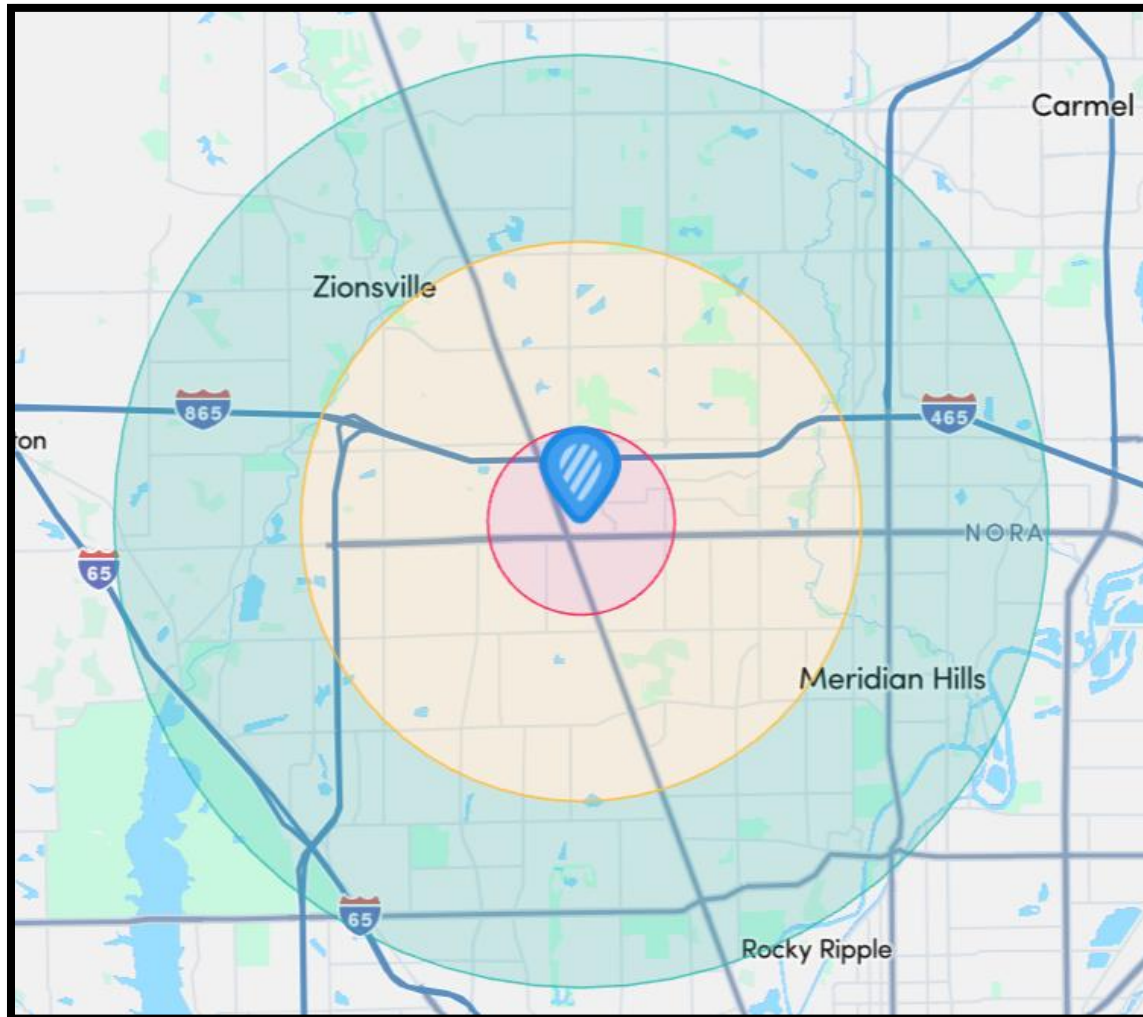
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### DEMOGRAPHICS



<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	25,930	70,209
Female	30,012	78,949
Total Population	55,942	149,158

<b>Age</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	10,424	28,124
Ages 15-24	8,008	19,448
Ages 25-54	22,065	56,748
Ages 55-64	6,428	18,546
Ages 65+	10,017	26,291

<b>Income</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$87,700	\$107,200
< \$15,000	2,051	3,935
\$15,000-\$24,999	1,789	3,536
\$25,000-\$34,999	1,968	4,202
\$35,000-\$49,999	2,942	6,325
\$50,000-\$74,999	3,846	9,757
\$75,000-\$99,999	3,078	7,946
\$100,000-\$149,999	3,936	10,048
\$150,000-\$199,999	1,478	5,086
> \$200,000	3,089	10,569

<b>Housing</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	26,210	66,164
Occupied	24,179	61,404
Owner Occupied	11,563	36,316
Renter Occupied	12,616	25,088
Vacant	2,031	4,760