

9,600 SF AVAILABLE
Indianapolis, Indiana 46254

FOR LEASE



4250 W. 38th St.

- 9,600 SF fully built-out auto garage
- Off one of the busiest intersections in Indianapolis (38th St. and Lafayette Rd.)
- New parking lot w/ ample parking
- Excellent visibility from the street, w/ space for 3 large signs
- Close to multiple interstates (I-65, I-465, I-74, I-70)

CONTACT

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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
4250 W. 38th St.	Available	9,600 SF	NNN	\$13.00 SF/yr	Fully built-out auto garage.

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PROPERTY DESCRIPTION



Property Description

Stand-alone building, with existing, fully built-out auto garage, with existing car lifts, large work benches and air compressors, and motorized garage doors. Additional 3,000 SF space included, which was previously a grocery store. A high population in a 3-mile radius. This property has direct access to I-65. Indiana Emergency Medical Services is two blocks away. The area has traditionally been popular with Car Sales operations and fast food restaurants; Meijer is four blocks away on 38th Street. Home Depot, Methodist Medical Plaza, banks, and Fed Ex are all nearby. It is 20 minutes from Indianapolis International Airport. This property has 38 parking spaces and can fit roughly 25 vehicles in the back and 5-10 cars inside the actual shop. It's zoned C4, and is outside the 100-year flood plan.

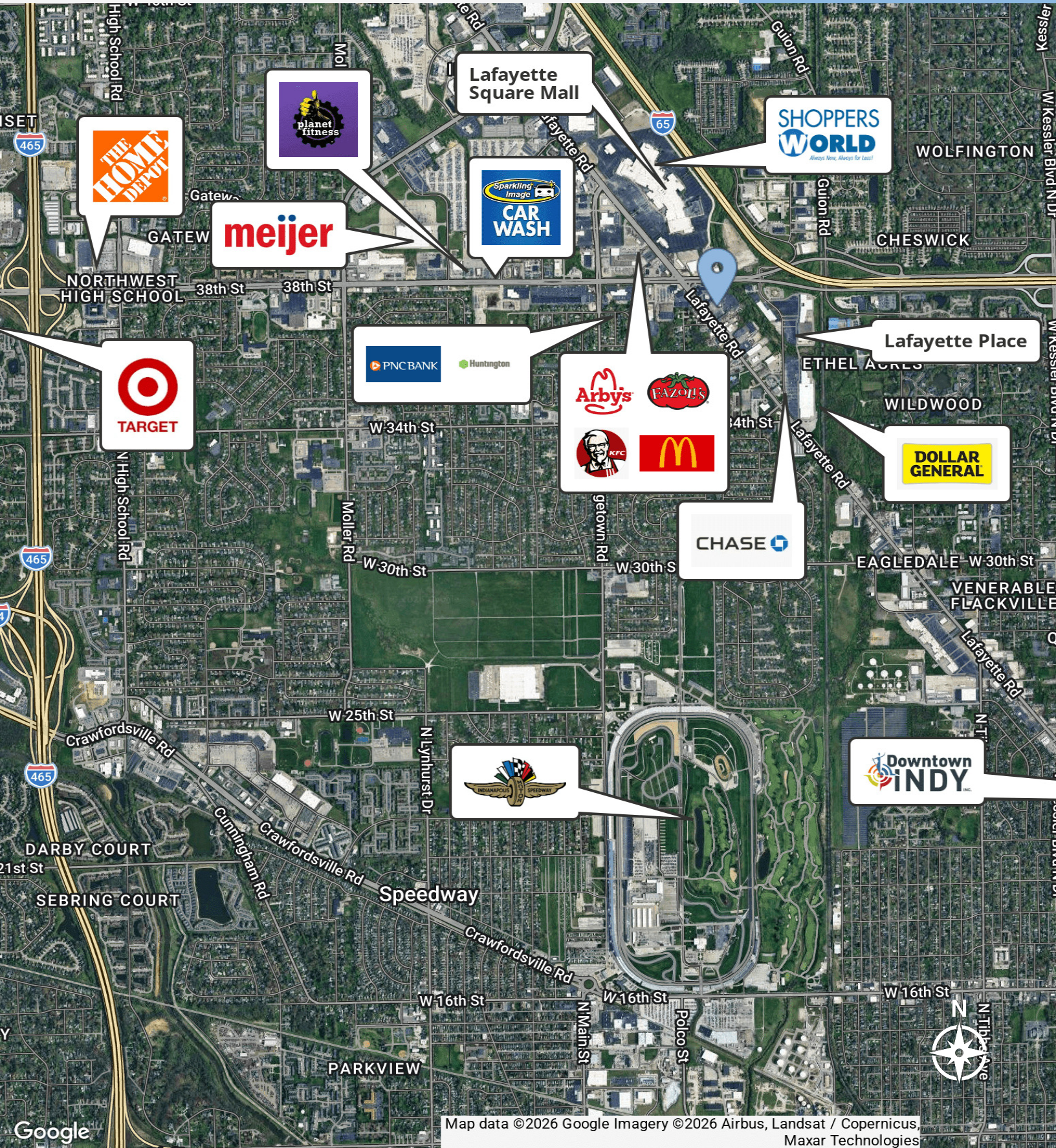
Location Description

Prime location at one of Indianapolis, IN's busiest intersections (38th St. and Lafayette Rd.). This area has been one of the most stable retail markets in the city. Two blocks to I-65. Sits between I-65 and I-465/I-74 interchange. Also, only a few miles to I-70. Very close proximity to Downtown Indianapolis.

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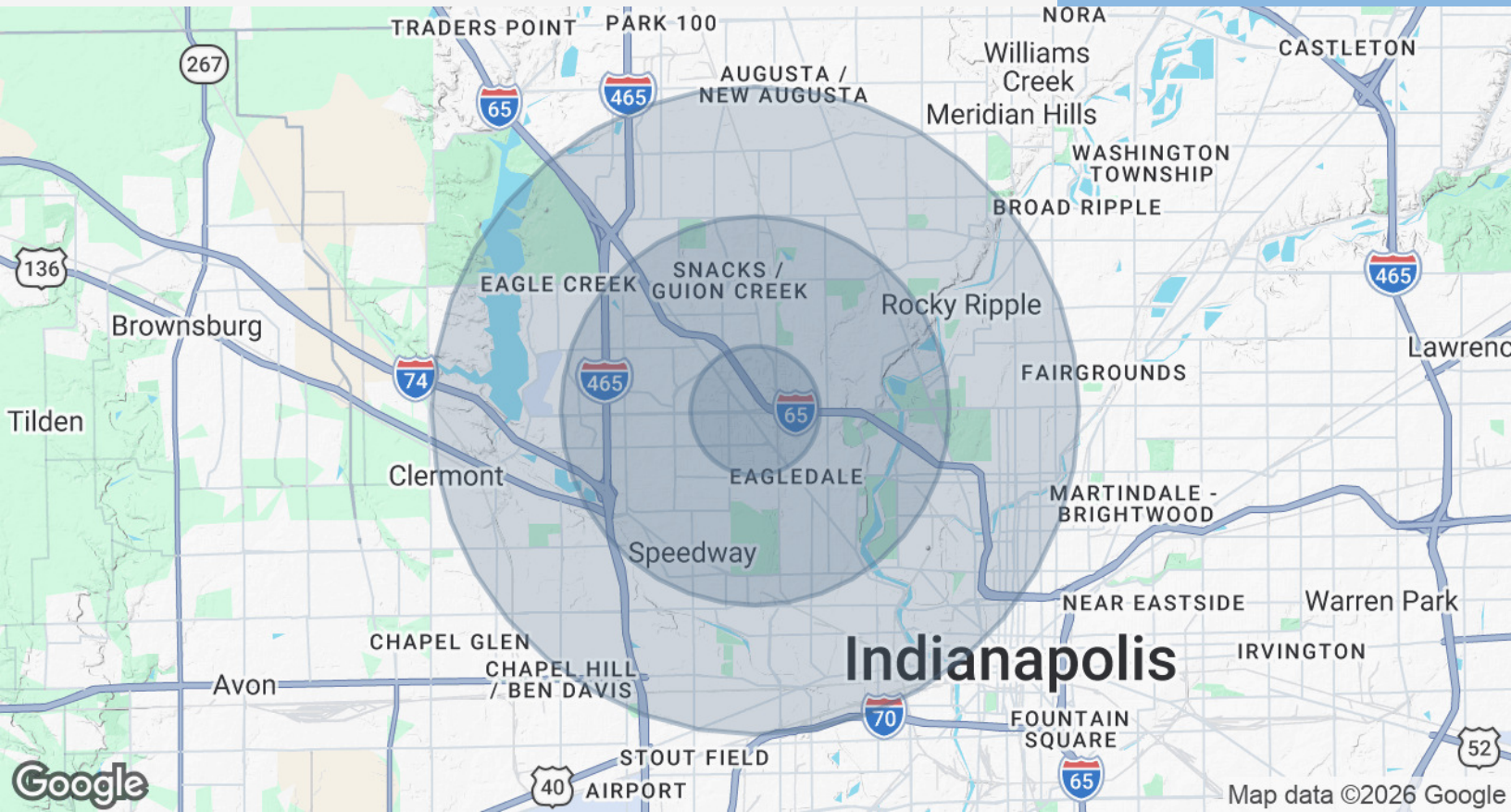
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**DEMOGRAPHICS
 MAP & REPORT**



Population	1 Mile	3 Miles	5 Miles
Total Population	13,125	101,746	251,508
Average Age	29.7	31.4	32.8
Average Age (Male)	30.1	30.3	31.4
Average Age (Female)	28.8	33.0	34.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,575	40,820	107,451
# of Persons per HH	2.9	2.5	2.3
Average HH Income	\$45,745	\$50,870	\$60,477
Average House Value	\$83,443	\$104,510	\$136,797

2020 American Community Survey (ACS)