

RETAIL PROPERTY FOR SALE & LEASE

7425 Westfield Boulevard

Indianapolis, IN 46240

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Located along Westfield Boulevard, this stand-alone commercial property offers a flexible layout suitable for a variety of retail and commercial users. The property features dedicated parking, strong street visibility and convenient access to the surrounding Nora and Broad Ripple markets.

PROPERTY HIGHLIGHTS

- 10,540 SF Stand-Alone Commercial Building
- Westfield Boulevard Frontage
- Expansive Storefront
- Single or Multi-Tenant Configuration
- Dedicated On-Site Customer Parking
- Recently Renovated Exterior
- Located Between Nora & Broad Ripple
- Available Individually or with Adjacent Building

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lease Rate:	Inquire for Price
Building Size:	10,540 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	540	2,501
Total Population	326	1,262	5,543
Average HH Income	\$145,419	\$155,344	\$167,694

Robert Coombes

(765)-760-3189

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612 N Park Avenue, Indianapolis, IN 46204

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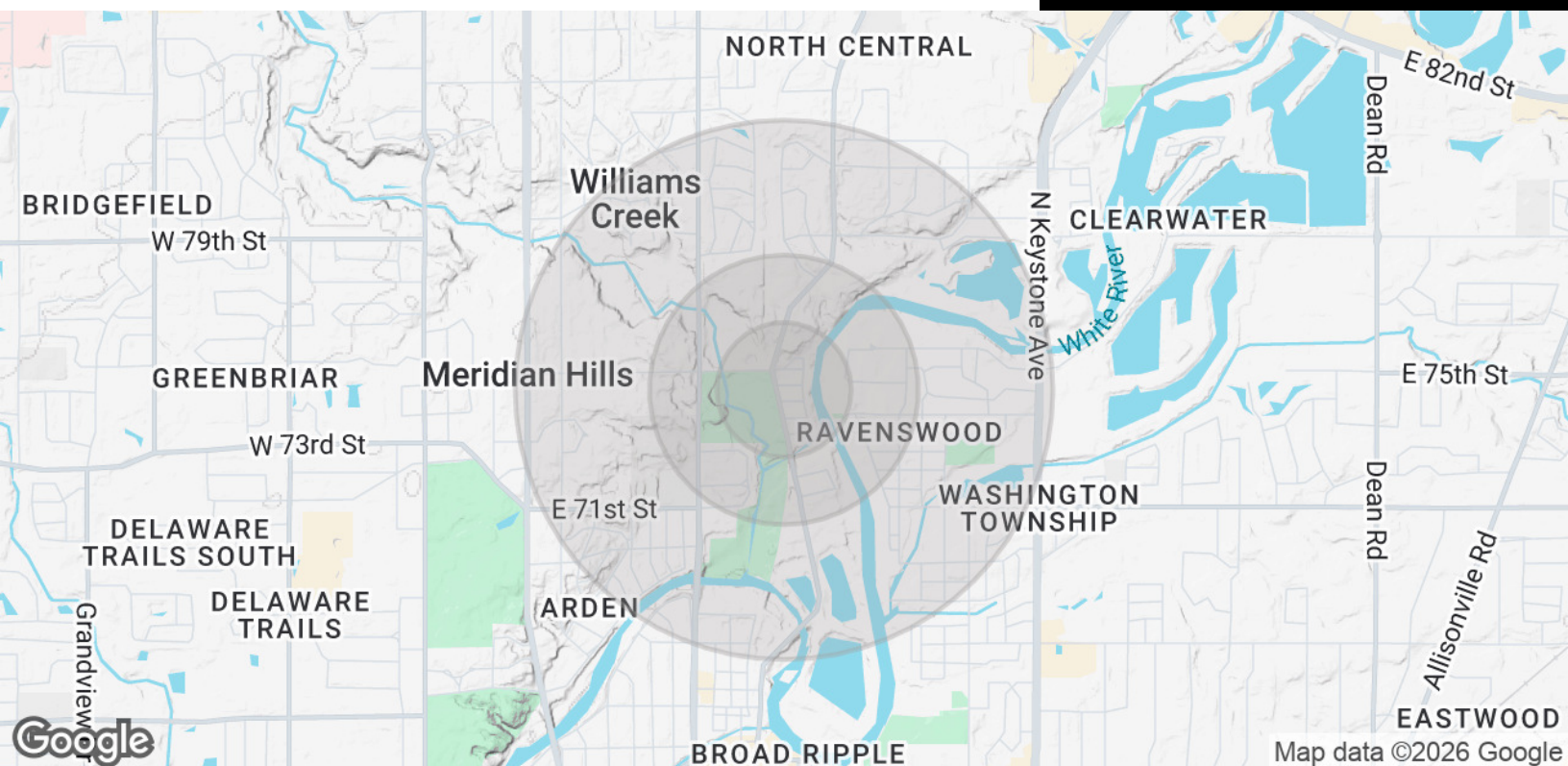
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	326	1,262	5,543
Average Age	48.9	44.8	41.6
Average Age (Male)	48.4	44.3	40.8
Average Age (Female)	51.3	46.6	43.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	540	2,501
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$145,419	\$155,344	\$167,694
Average House Value	\$449,620	\$449,390	\$483,680

2023 American Community Survey (ACS)

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