



The Noble Flats
505 N. College Ave.
Indianapolis, IN 46202



PROPERTY DESCRIPTION

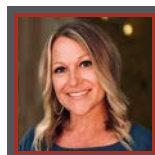
- 6 unit multi-family building for sale
- 2BR/2BA units with large balconies
- 100% occupied
- 8 surface parking spaces adjacent to building
- Prime location within Bottleworks/Mass Ave node within walking distance to a variety of dining and entertainment venues
- Area of tremendous population growth and ongoing resurgence
- Located between Lockerbie and Chatham-Arch neighborhoods
- Easy interstate access including I-65, I-70, & I-465

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	Contact Broker
Number of Units:	6
Building Size:	7,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,310	51,029	113,922
Total Population	21,215	112,352	268,745
Average HH Income	\$112,890	\$77,473	\$74,704



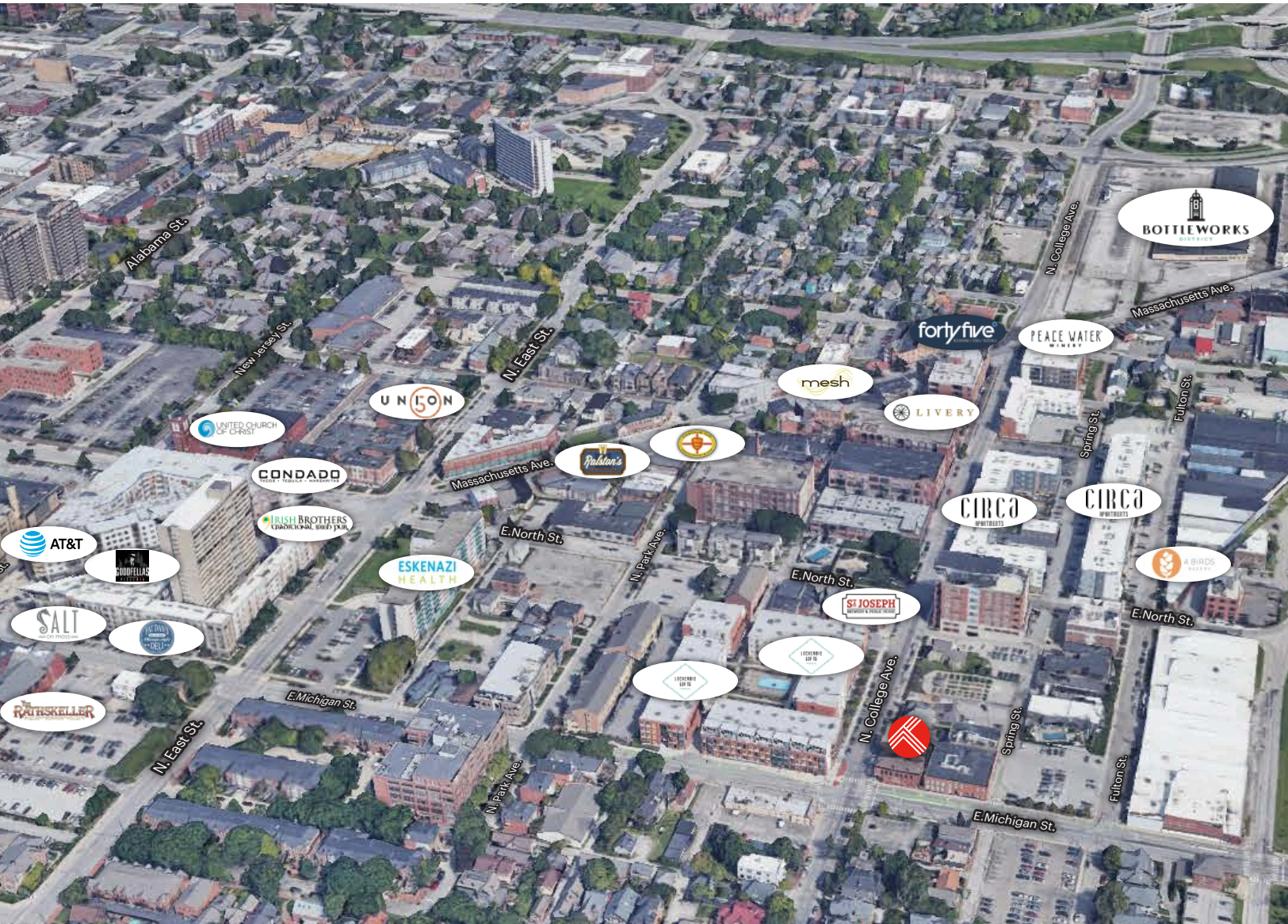
Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com





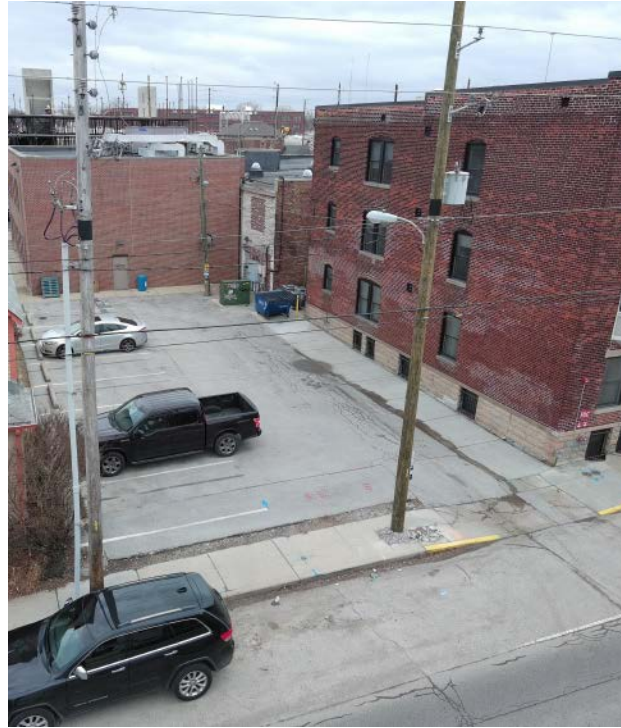
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Surrounding Businesses





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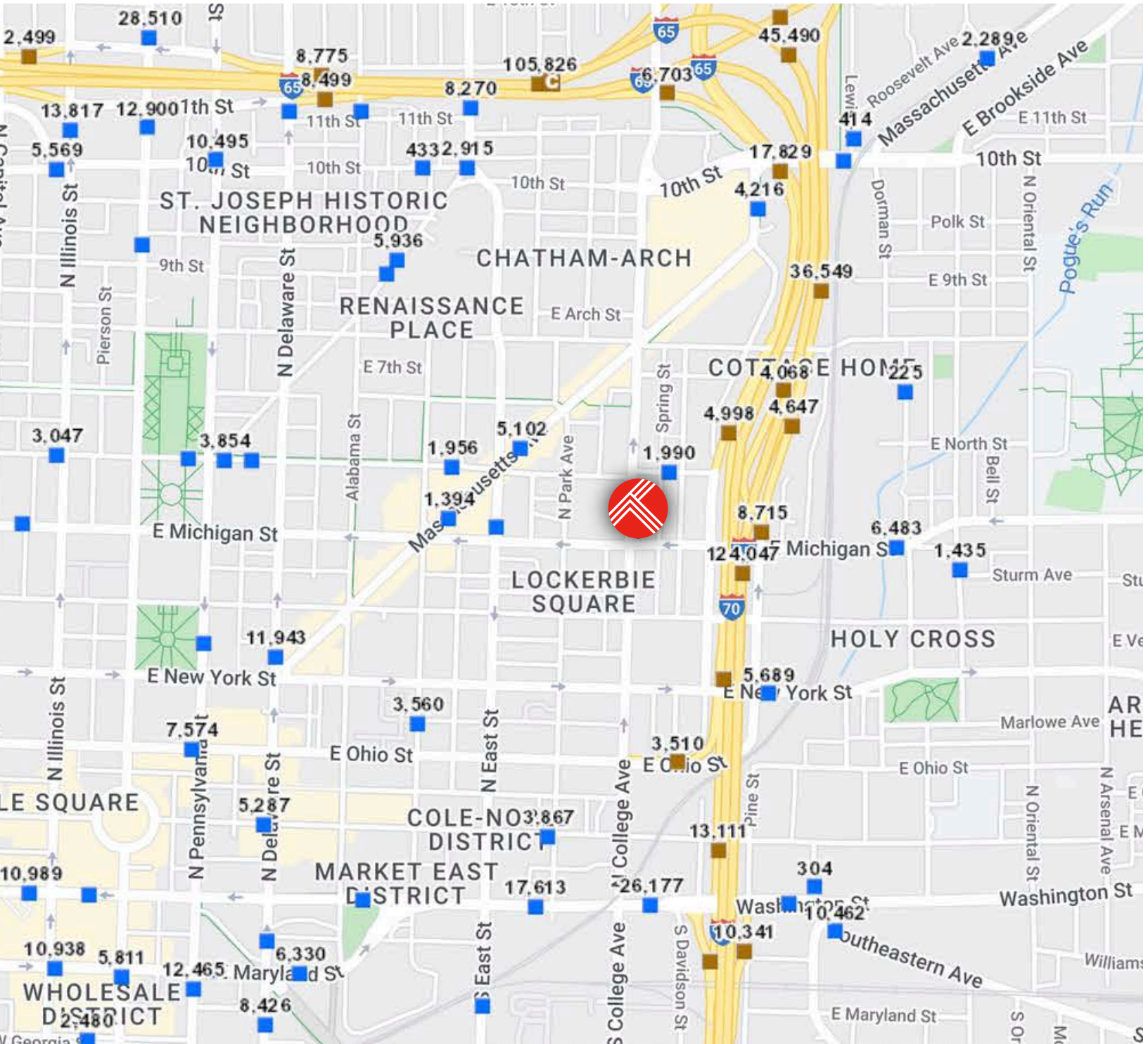
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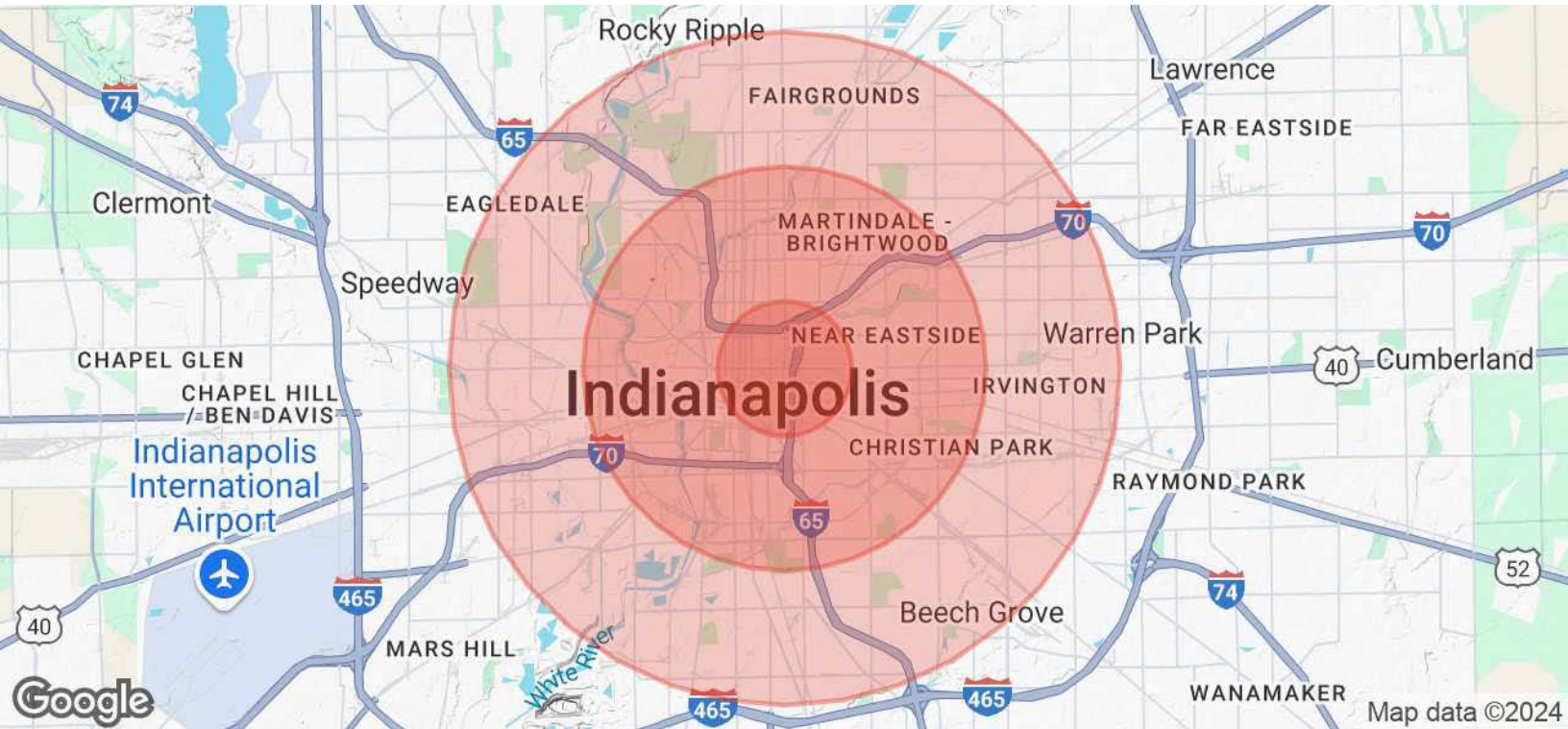
Traffic Counts





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,215	112,352	268,745
Average Age	37	36	37
Average Age (Male)	38	36	36
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,310	51,029	113,922
# of Persons per HH	1.7	2.2	2.4
Average HH Income	\$112,890	\$77,473	\$74,704
Average House Value	\$521,508	\$310,066	\$258,176

Demographics data derived from AlphaMap

