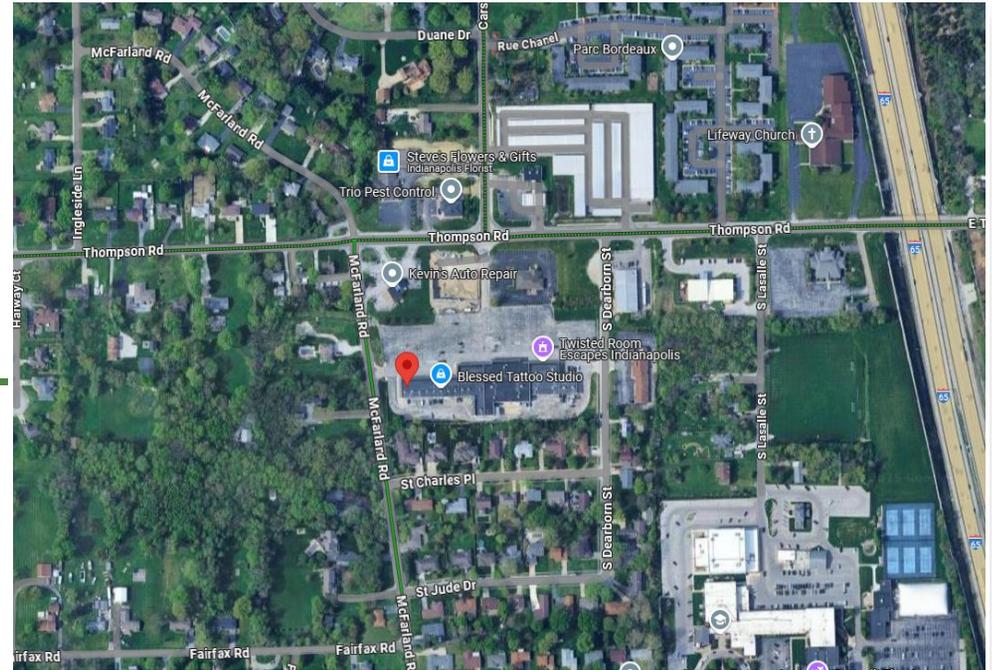


For LEASE

900 SF

\$13 SF

3135 E Thompson Road
Indianapolis, IN
46227



C-4 zoning

Jim Smillie
317.400.0000
realestate@golars.com

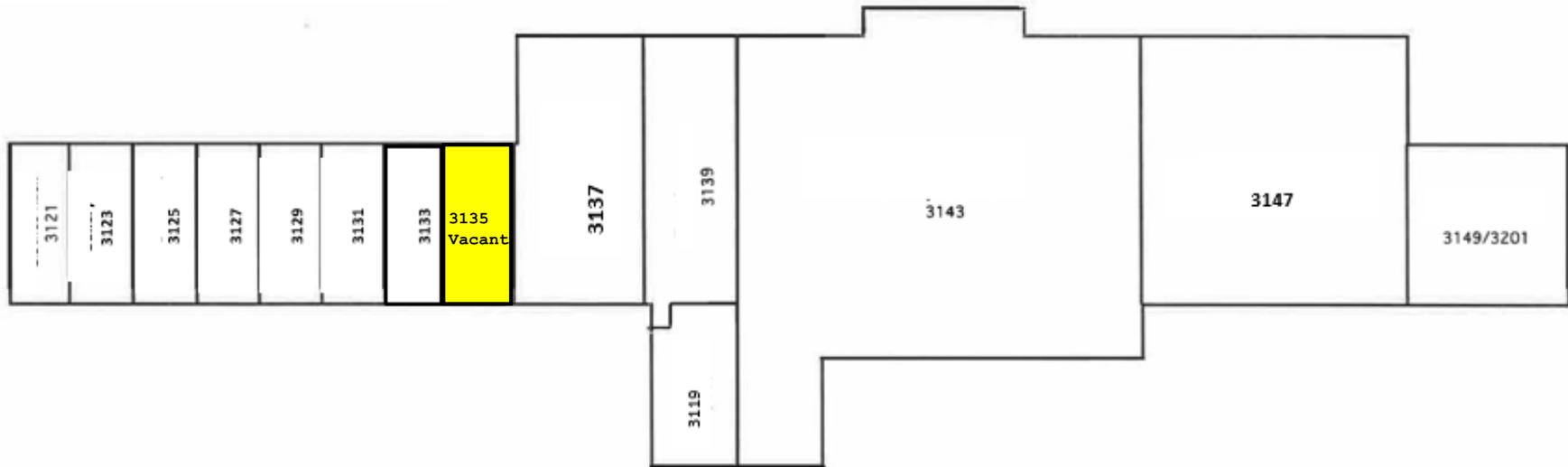
GOLARS
REAL ESTATE

Property Description

Prime Southside Commercial Location

- **Prime Location:** Located along E Thompson Road, this property serves a dense and established Southside Indianapolis trade area with steady neighborhood traffic and nearby retail and residential support.
- **Flexible Space:** Former beauty salon with an open, adaptable layout allows for a wide range of retail, service, medical, or office uses, offering a true blank-canvas opportunity for tenant build-out.
- **Highway Visibility:** Excellent frontage and exposure along Thompson Road provide strong visibility and signage potential to daily commuter traffic.
- **Convenient Access:** Quick access to I-65 and U.S. 31 ensures easy ingress and egress for customers, employees, and deliveries.
- **Ample Parking:** On-site parking supports both customer convenience and daily operations.
- **Sturdy Block Construction:** Durable block construction offers long-term reliability and low maintenance.
- **C-4 Zoning Permitted Use:** Zoning is intended for intensive commercial corridors and allows a wide range of retail, service, and business uses.

Carson Square Center



Beauty Salon Rendering



Modern Medical Consultation office Rendering



Real Estate Office Rendering



Pet grooming Rendering



Coffee shop Rendering



Juice Bar Rendering



Modern Travel Agency Rendering



Mobile Phone Repair Rendering



Aerial View



Exterior View



Building Details

Freestanding

Construction:
Masonry

Year Built:
1947

Lot Size:
0.45 AC

Zoning C-4

Access to I-69

Public
Transportation
Route

\$13 SF/YR
NNN

APN/Parcel ID
49-02-23-106-
005.000-400

Actual Site Photo



Nearby Major Retailers:

