

Development Land

2345 South Arlington Avenue, Indianapolis, IN 46203



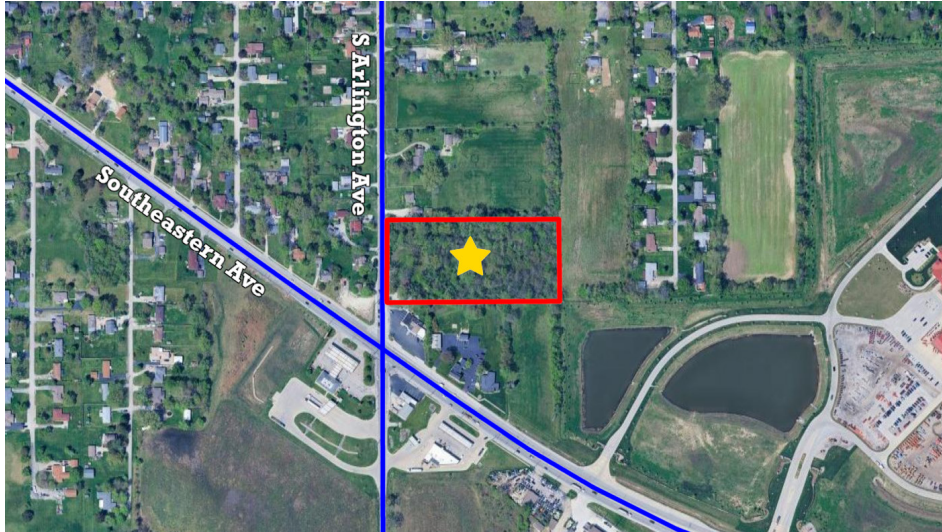
FOR SALE

HALEA KOPETSKY

Listing Broker – Merrill Property Group

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PROPERTY OVERVIEW

Prime 5-Acre Commercial Land – Zoned C1 (potential for C3)

Located at 2345 S Arlington Ave, Indianapolis, IN 46203, this 5-acre property offers exceptional potential for commercial development or investment. Zoned C1 (Office-Buffer Commercial District), this site is ideal for a variety of permitted uses, including professional offices, medical clinics, retail shops, personal services, childcare centers, and more—making it a versatile opportunity in a growing area.

The property includes an 864 SF single-family home featuring 3 bedrooms, 1 bathroom, and a mini barn. Which could serve as temporary rental, office space, or on-site housing during development.

With ample space for expansion and easy access to major roadways, this property is well-positioned for business use or redevelopment. Whether you're looking to establish a new commercial venture, build office space, or explore mixed-use possibilities, this site offers a strong foundation for future growth.

Don't miss this unique opportunity to secure a sizable commercial lot with existing structures in a prime Indianapolis location!

PROPERTY HIGHLIGHTS

- Minutes from I-465 and I-74
- 5 Acres with nearby commercial development
- Great potential with future development in the area

OFFERING SUMMARY

LIST PRICE: \$1,000,000

BUILDING SIZE: 864 SF

LOT SIZE: 5 Acres

ZONING: C1 - potential for C3

YEAR BUILT: 1948

TRAFFIC COUNT: 5,058 AADT

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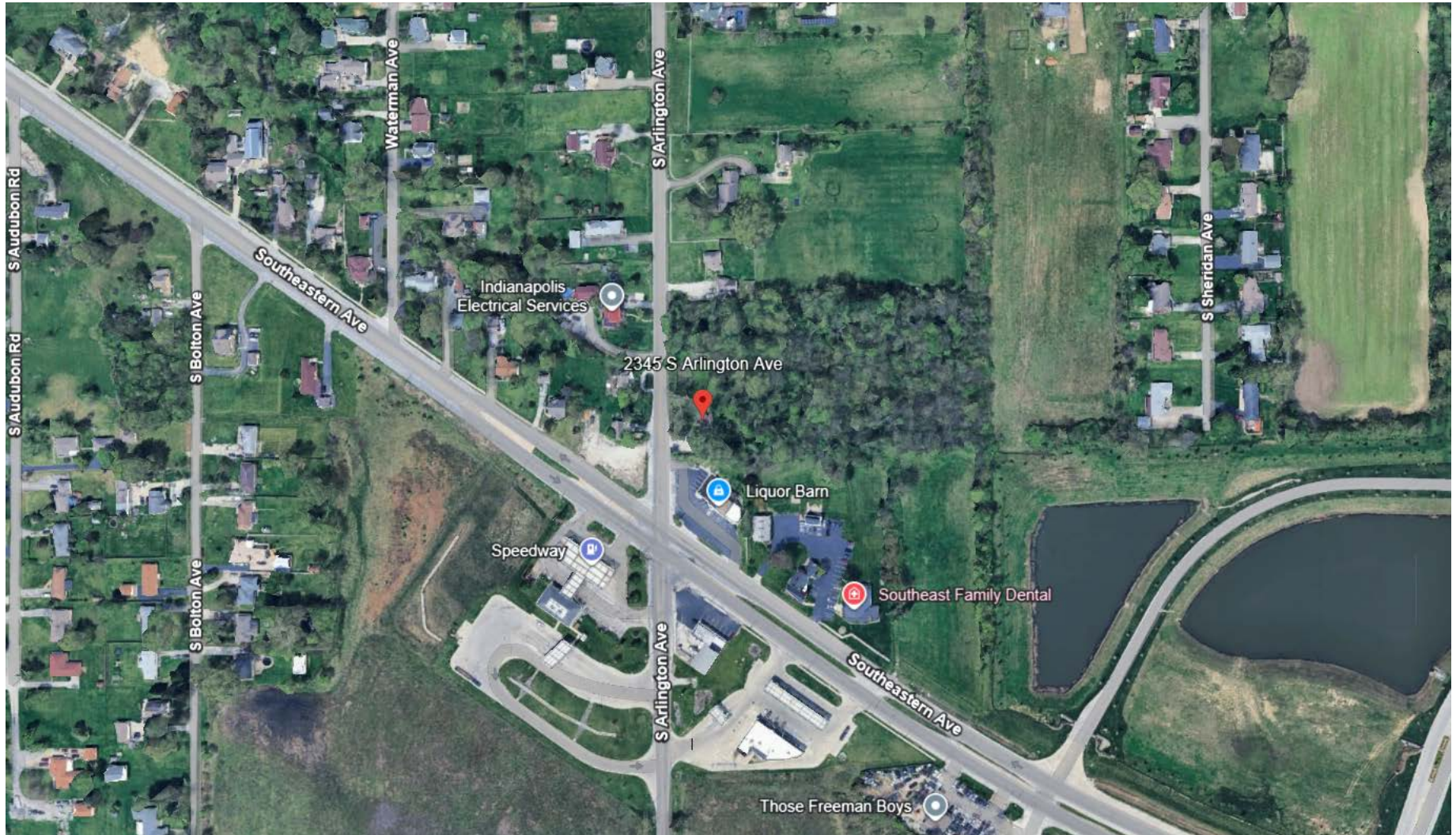
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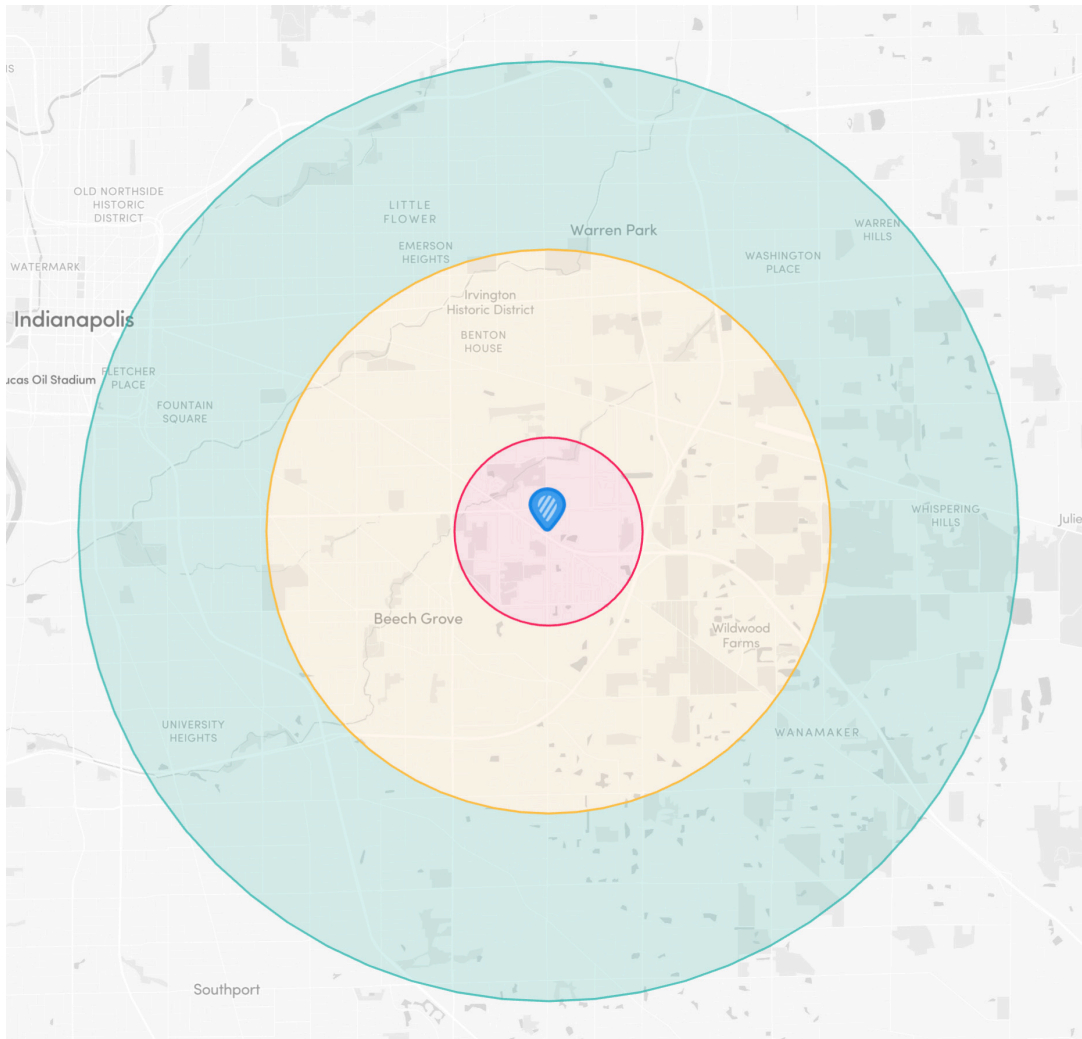
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	3,226	64,303	207,476
Workday Population	3,455	61,627	187,636

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	604	13,244	40,332
Ages 15-24	391	7,866	27,258
Ages 25-54	1,276	26,158	86,007
Ages 55-64	428	7,653	24,225
Ages 65+	527	9,383	29,654

Income	1 Mile	3 Miles	5 Miles
Median	\$73,658	\$64,369	\$63,305
< \$15,000	46	2,195	9,023
\$15,000-\$24,999	92	2,276	7,703
\$25,000-\$34,999	87	2,167	7,745
\$35,000-\$49,999	116	3,726	11,595
\$50,000-\$74,999	282	4,747	14,117
\$75,000-\$99,999	222	3,728	10,859
\$100,000-\$124,999	109	2,594	7,878
\$125,000-\$149,999	66	1,605	4,983
\$150,000-\$199,999	81	1,391	4,613
> \$200,000	126	1,165	4,800

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,302	27,993	93,896
Renter Occupied	276	9,905	36,369
Owner Occupied	951	15,689	46,945
Vacant	75	2,398	10,582

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