

For LEASE

6,409 SF
\$14.27 SF + NN

6816 E 82nd St.
Indianapolis, IN 46250



C-4 zoning

Jim Smillie
317.400.0000
contact@golars.com

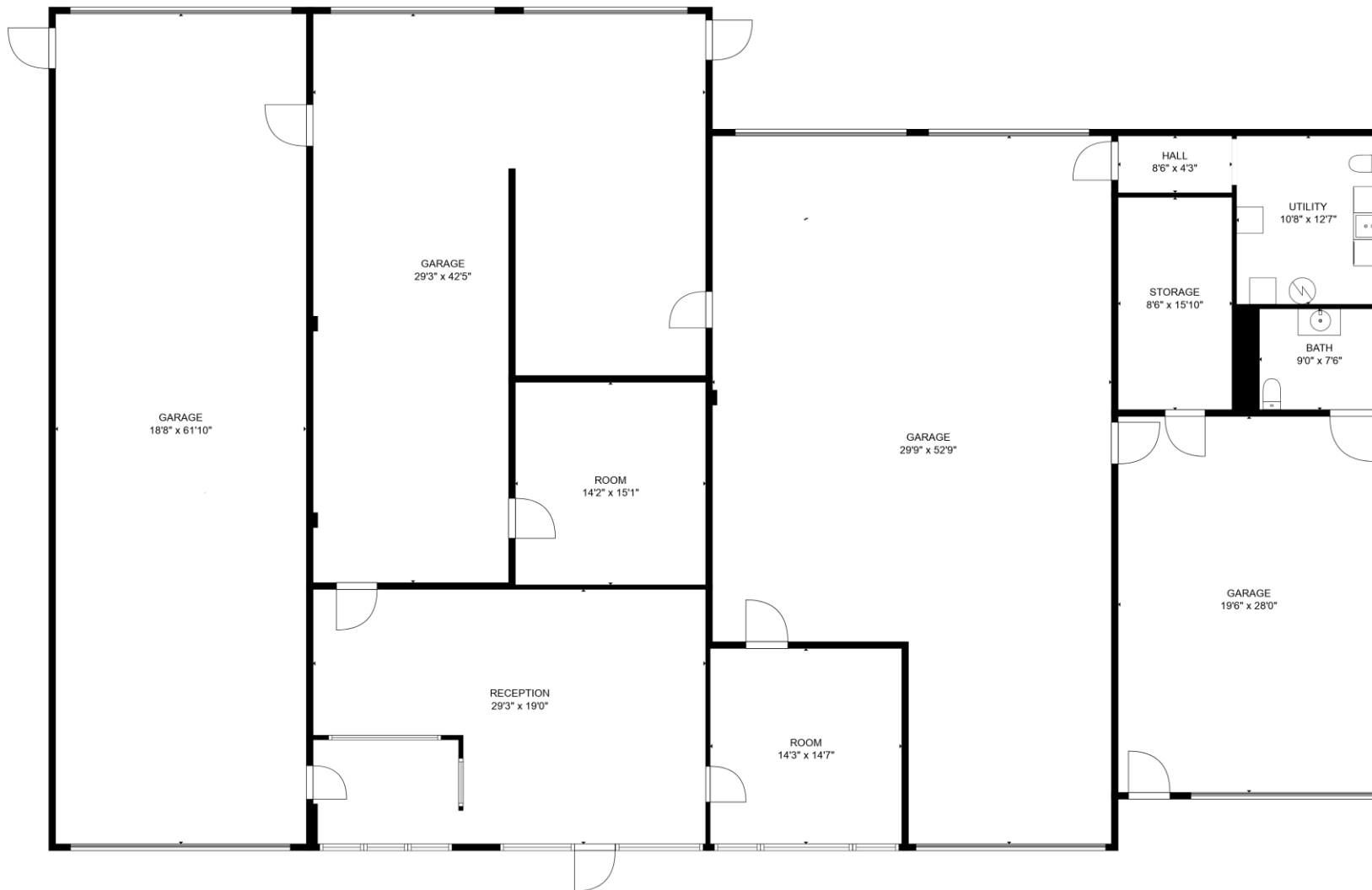
GOLARS
REAL ESTATE

Property Highlights

Prime Commercial Property in Caselton Mall Area

- **Prime Location:** This highly visible property is located in a high-traffic area with 32,026 CPD, and is minutes from Castleton Mall (30,046 CPD), I-69 (93,354 CPD), and I-465 (79,652 CPD), providing exceptional exposure and convenient accessibility.
- **Flexible Space:** Formerly an auto store, this building offers a spacious, open floor plan ideal for retail, office, or other commercial uses. The interior is customizable to suit specific business needs.
- **Highway Visibility:** The property features a prominent on-site sign visible from I-69, offering excellent highway exposure and strong branding opportunities.
- **Convenient Access:** With well-maintained sidewalks and convenient access from 82nd Street and Bash Street (8,177 CPD), the property ensures smooth entry for both customers and employees.
- **Ample Parking:** The property offers a spacious paved parking lot with ample spaces.
- **Sturdy Block Construction:** Constructed with durable block, the building offers a solid foundation and flexible interior layout that can be easily adapted to accommodate diverse business needs.
- **C-4 Zoning:** Permitted uses include medical practice, drive-in restaurant, gas station, auto service center, professional services, retail or durable goods sales, indoor entertainment, auto sales and repair, post office, and mass transit terminals.

Floor Plan



Total Area: 6,409 sq.ft

Grocery Store Rendering



Auto parts and Accessories store Rendering



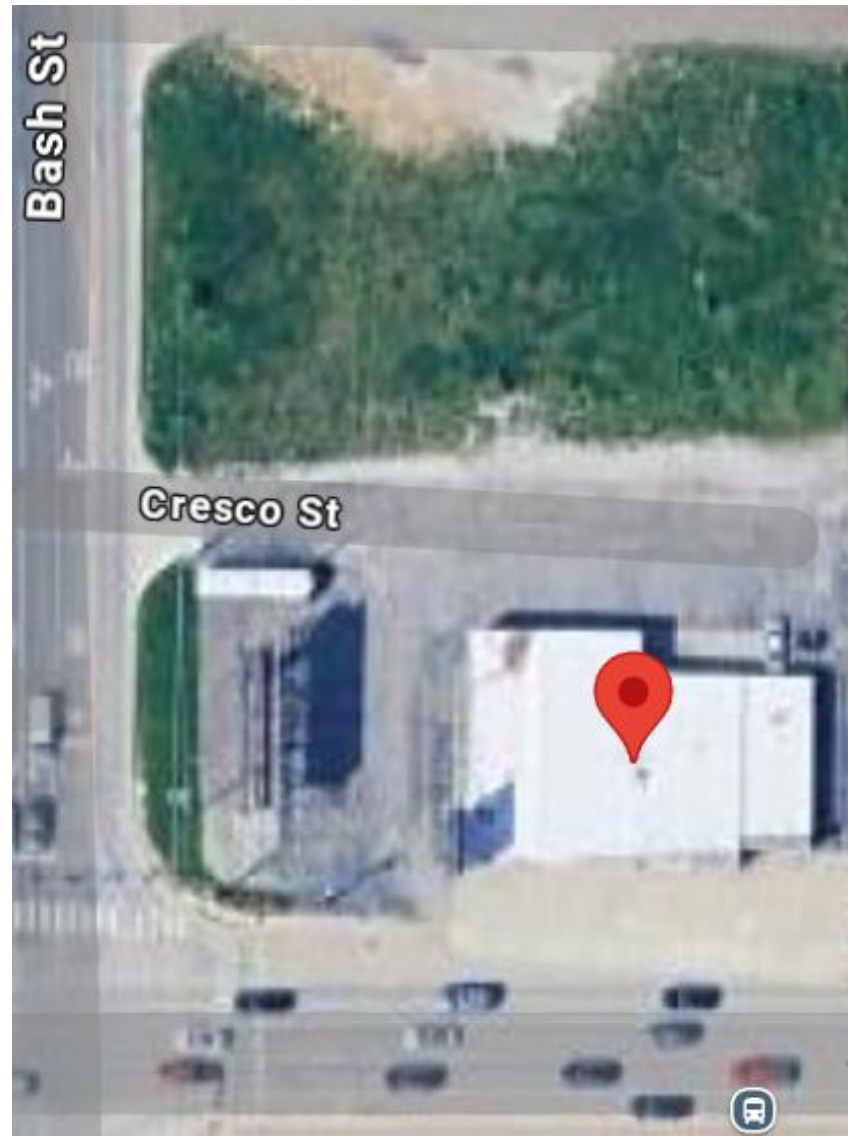
Tire Shop Rendering



Day Care Rendering



Aerial View



Exterior View



Interior View



Rendering - Interior Space Use



Building Details

Freestanding

Construction:
Masonry

Year Built:
1947

Lot Size:
0.45 AC

Zoning Z001/C4

\$14.27 SF/YR

Access to I-69

Public
Transportation
Route

Parking 25
Spaces/3.9
Ratio

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

Actual Site Photo



Nearby Major
Retailers:



CrossFit



Red Robin

