

RETAIL PROPERTY FOR SALE & LEASE

7425 Westfield Boulevard

Indianapolis, IN 46240

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

A rare retail investment with a recently renovated exterior, expansive storefront, and a flexible floor plan. The property has efficient interior layouts that can accommodate a single-tenant or multi-tenant retail suites, while delivering strong visibility from Westfield Blvd. Dedicated parking facilitates, customer access, and the excellent demographics and supporting retail communities of Nora and Broad Ripple make this stand-alone building an opportunity to engage with both markets.

PROPERTY HIGHLIGHTS

- Visible frontage along Westfield Boulevard
- Flexible interior for single or multiple retail tenants
- Dedicated customer parking on-site
- Well-maintained property by owner-user
- Quick access to regional thoroughfares
- Designed for immediate occupancy with little downtime
- High-demand commercial corridor has leasing momentum
- Property can be purchased solo OR with adjacent building

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lease Rate:	Ask 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

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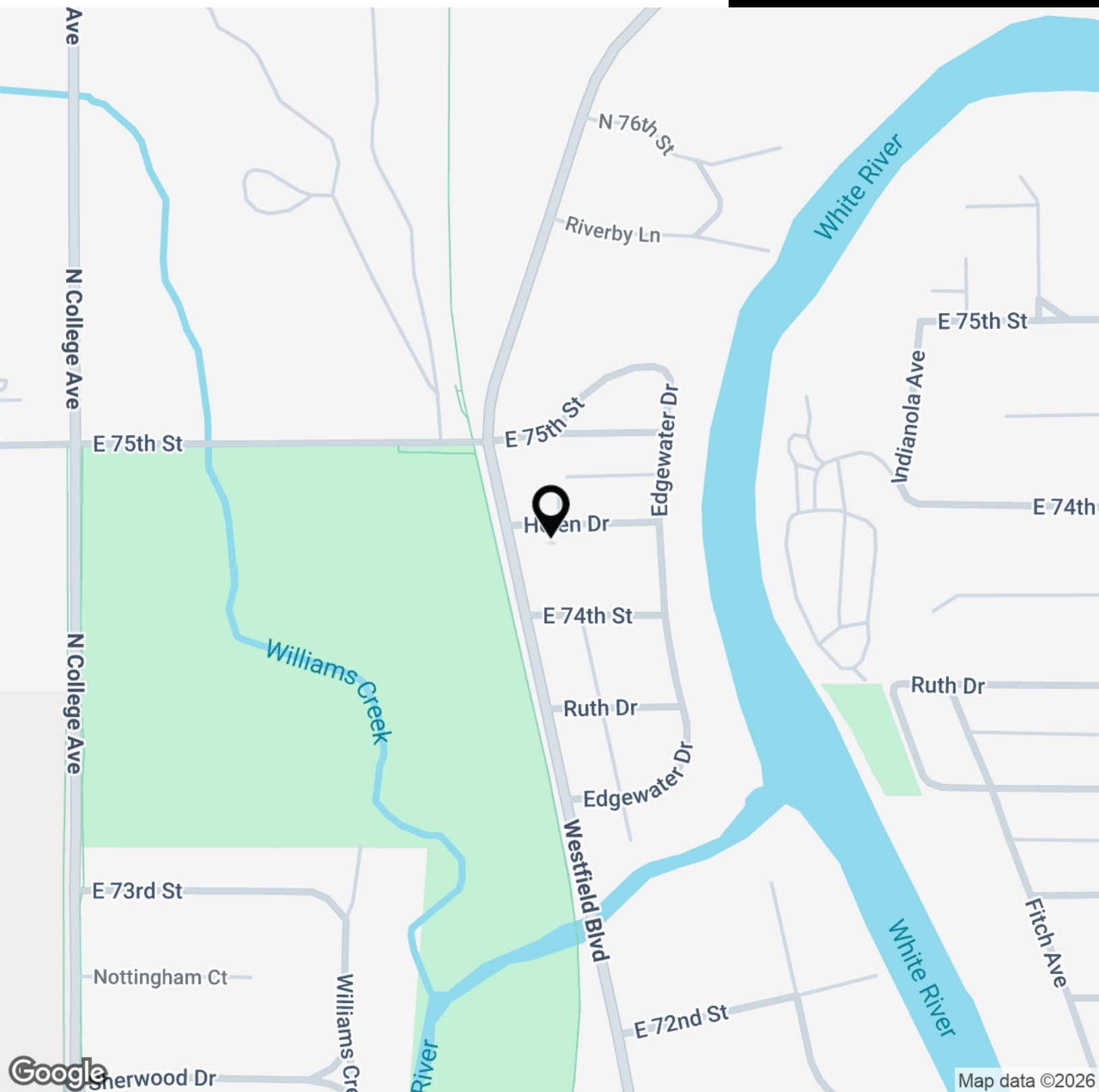
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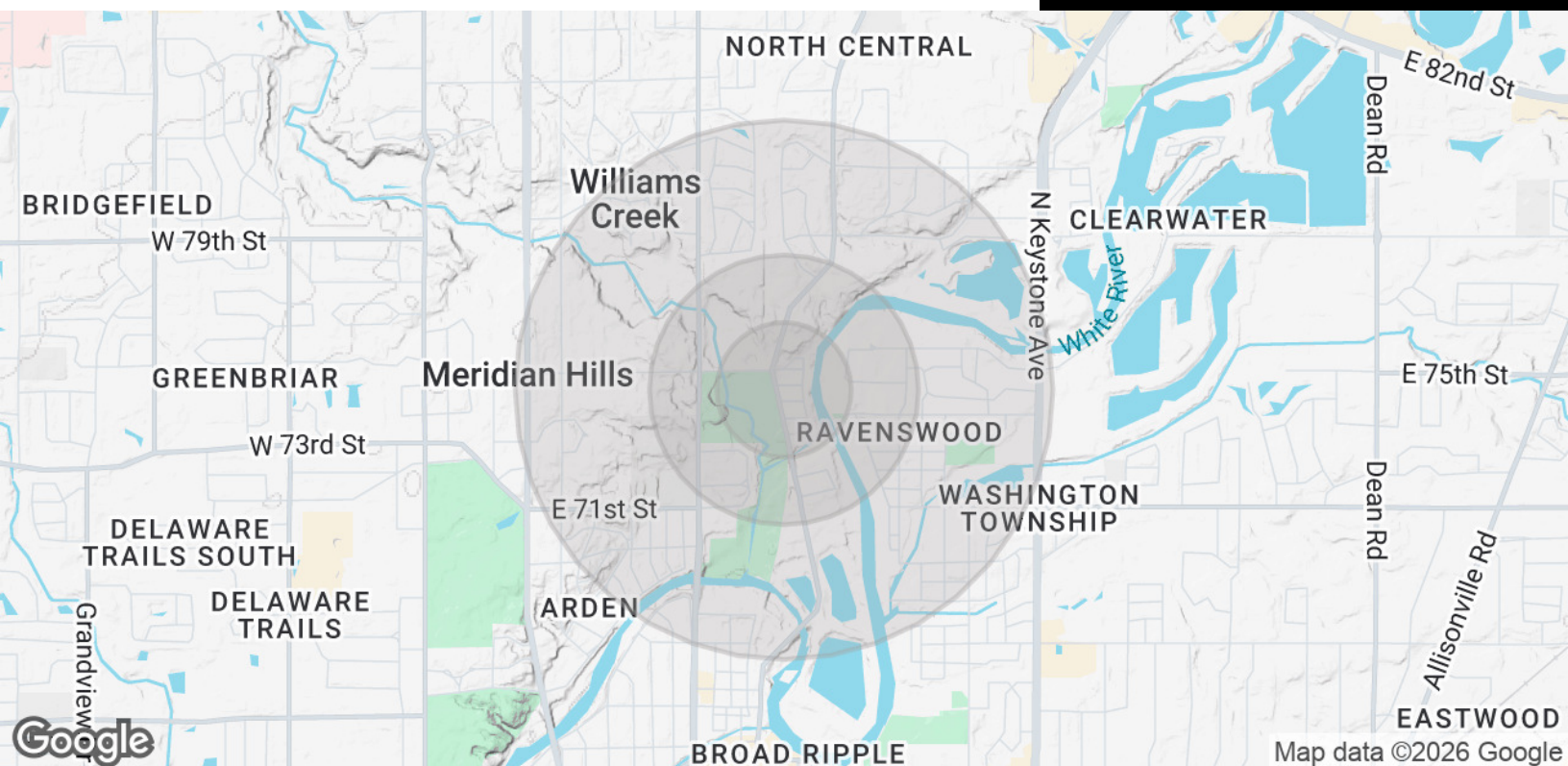
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	326	1,262	5,543
Average Age	48.9	44.8	41.6
Average Age (Male)	48.4	44.3	40.8
Average Age (Female)	51.3	46.6	43.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	540	2,501
# 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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