



6336 Oaklandon Road Indianapolis, IN 46236

6336 OAKLANDON ROAD | RETAIL PROPERTY

FOR SALE |

Call for Pricing



Property Description

Single Tenant Dollar Tree - Low Rent - property located in the established Oaklandon retail corridor of Indianapolis, IN. Situated on approximately 1.05 acres, the property offers excellent visibility, convenient access, and ample parking.

Property Highlights

- 100% occupied Single Tenant Dollar Tree in 10,722 SF on a 1.05-acre site.
- Area Businesses include Dollar General, Family Leisure, Anytime Fitness, Arby's, Burger King and Taco Bell.
- Located at busy intersection totaling 34,000 VPD



OFFERING SUMMARY

Available Size:	10,722 SF
Lot Size:	1.05 Acres
Terms:	Call for Pricing

David Roth

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Dan Corwin

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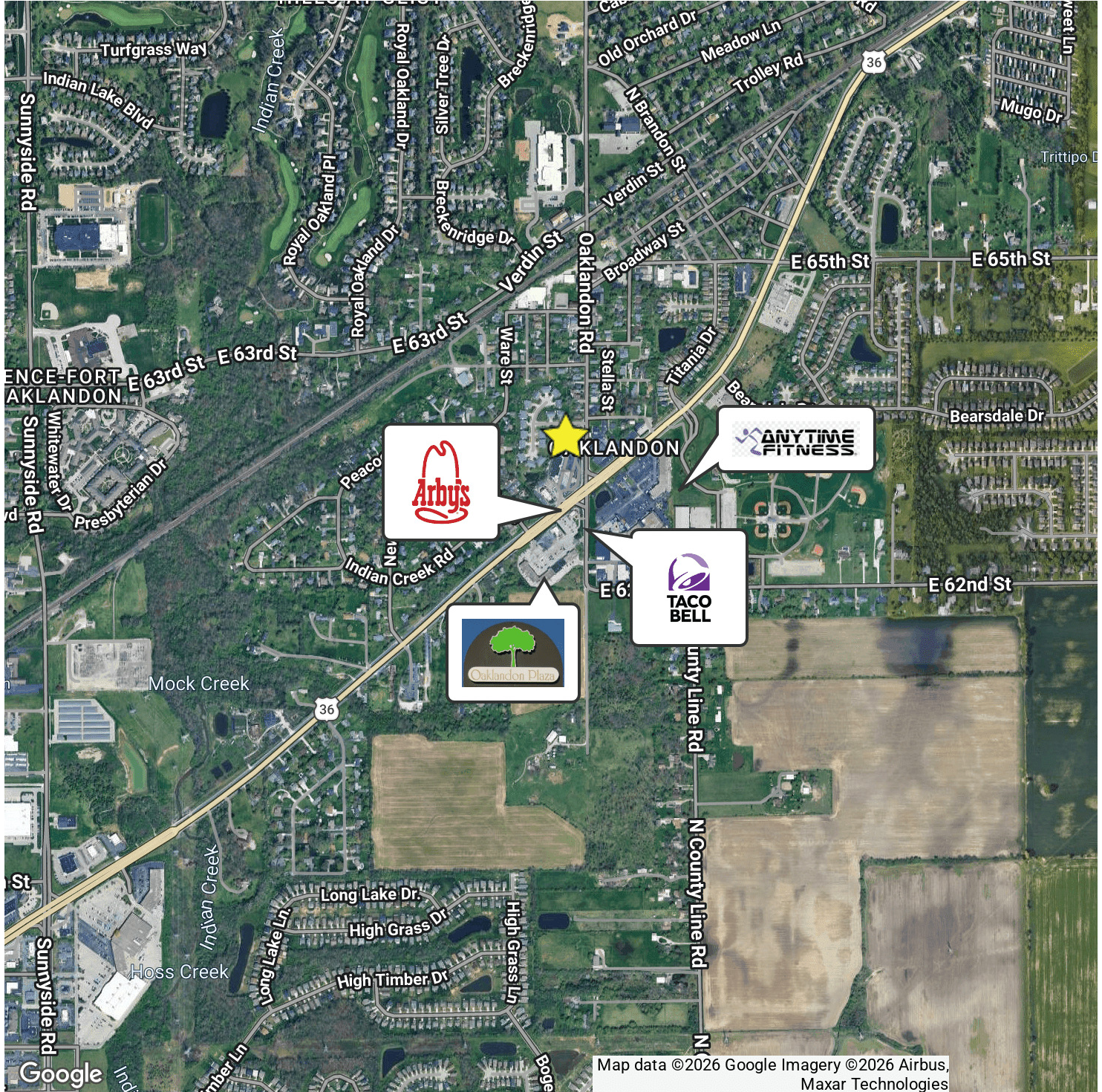
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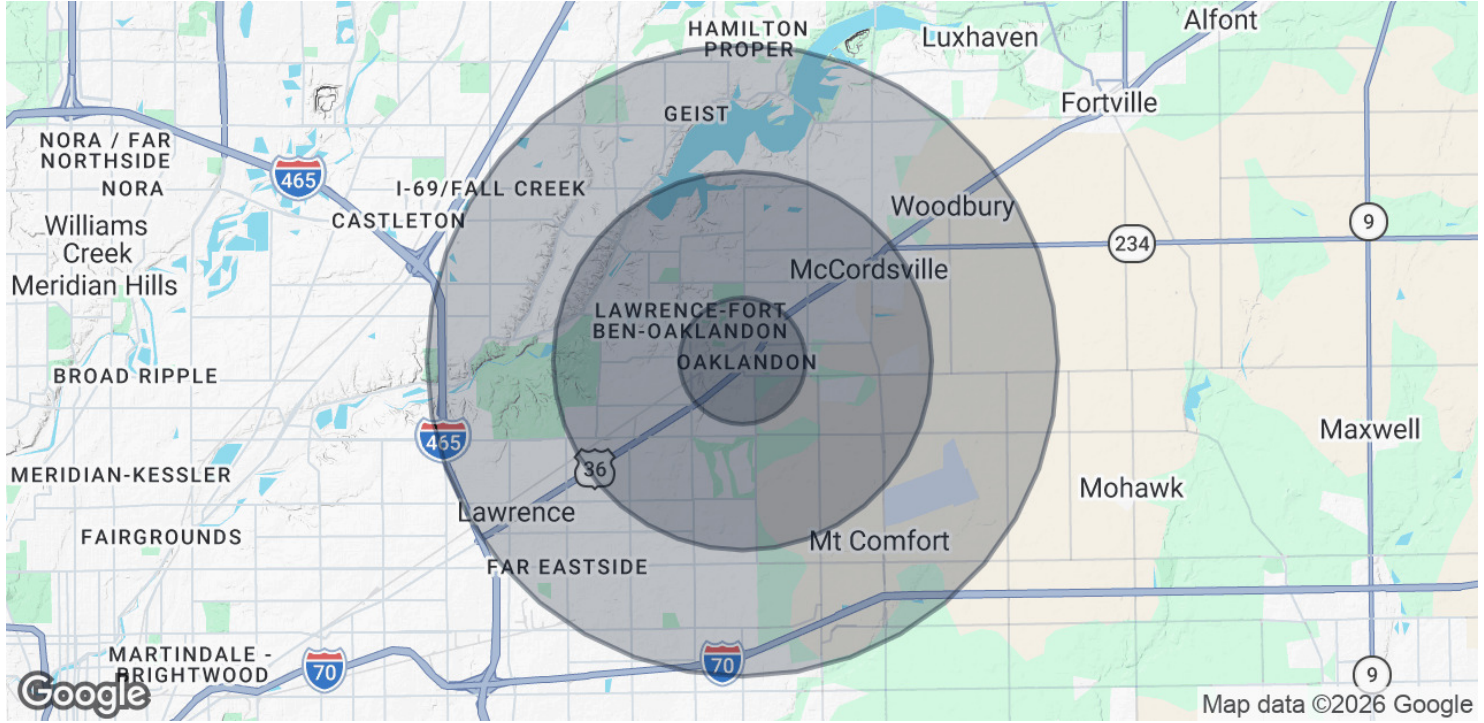
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,731	44,861	133,711
Average Age	35.8	37.1	35.2
Average Age (Male)	36.2	36.7	34.5
Average Age (Female)	34.7	37.5	35.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,311	16,759	51,591
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$116,260	\$122,023	\$107,454
Average House Value	\$236,885	\$276,636	\$283,858

2023 American Community Survey (ACS)

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