



# 6910 N. Shadeland Ave

## Indianapolis, IN 46220



### PROPERTY OVERVIEW

Join the Center for At Risk Elders and Hemophilia of Indiana in the Tharp Investments building on North Shadeland Avenue, right alongside I-465.

This locally-owned and managed building has clear, high traffic interstate visibility. Located along a stretch of I-465 that has nearly 20% more VPD than any other location along the I-465 beltway! Located in a sophisticated commercial district with ample parking.

### PROPERTY HIGHLIGHTS

- Building & Monument Signage Options Available for North & South Side of the Building
- Easy access from North Shadeland Avenue
- Build-to-suit option available

### OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Sale Price:      | \$20/SF MG                 |
| Building Size:   | 24,000+ SF                 |
| Available SF     | 2nd Floor: Approx 6,000 SF |
| Number of Units: | 6                          |
| Zoning:          | Commercial                 |
| Submarket:       | North Shadeland            |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES  |
|-------------------|-----------|-----------|----------|
| Total Households  | 3,410     | 26,532    | 80,866   |
| Total Population  | 7,852     | 59,549    | 186,369  |
| Average HH Income | \$113,003 | \$101,820 | \$97,021 |



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**FOR LEASE**



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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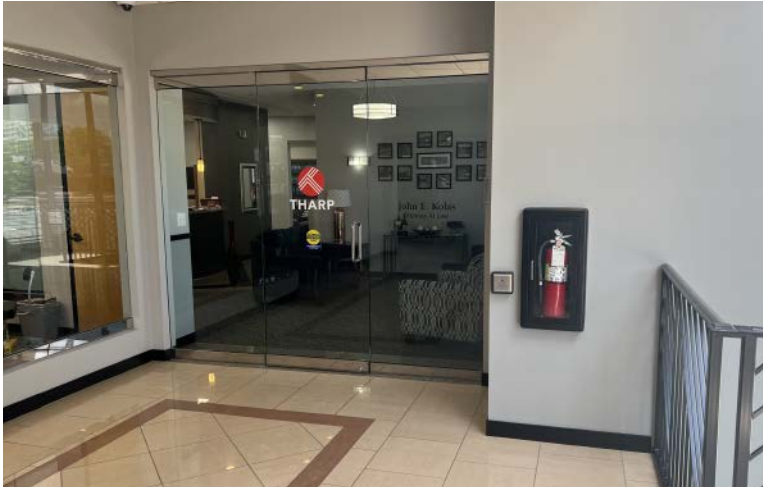
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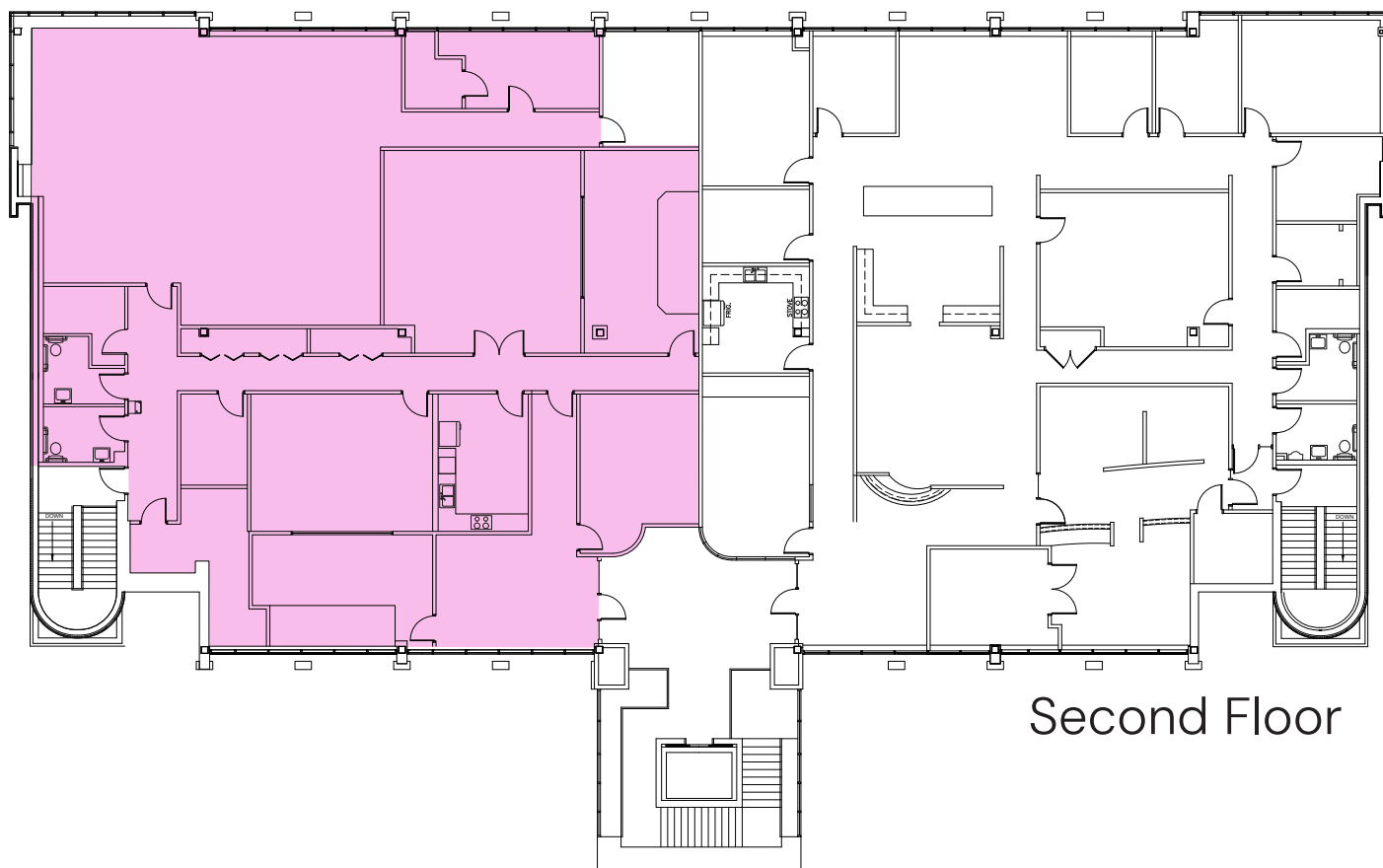
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Second Floor

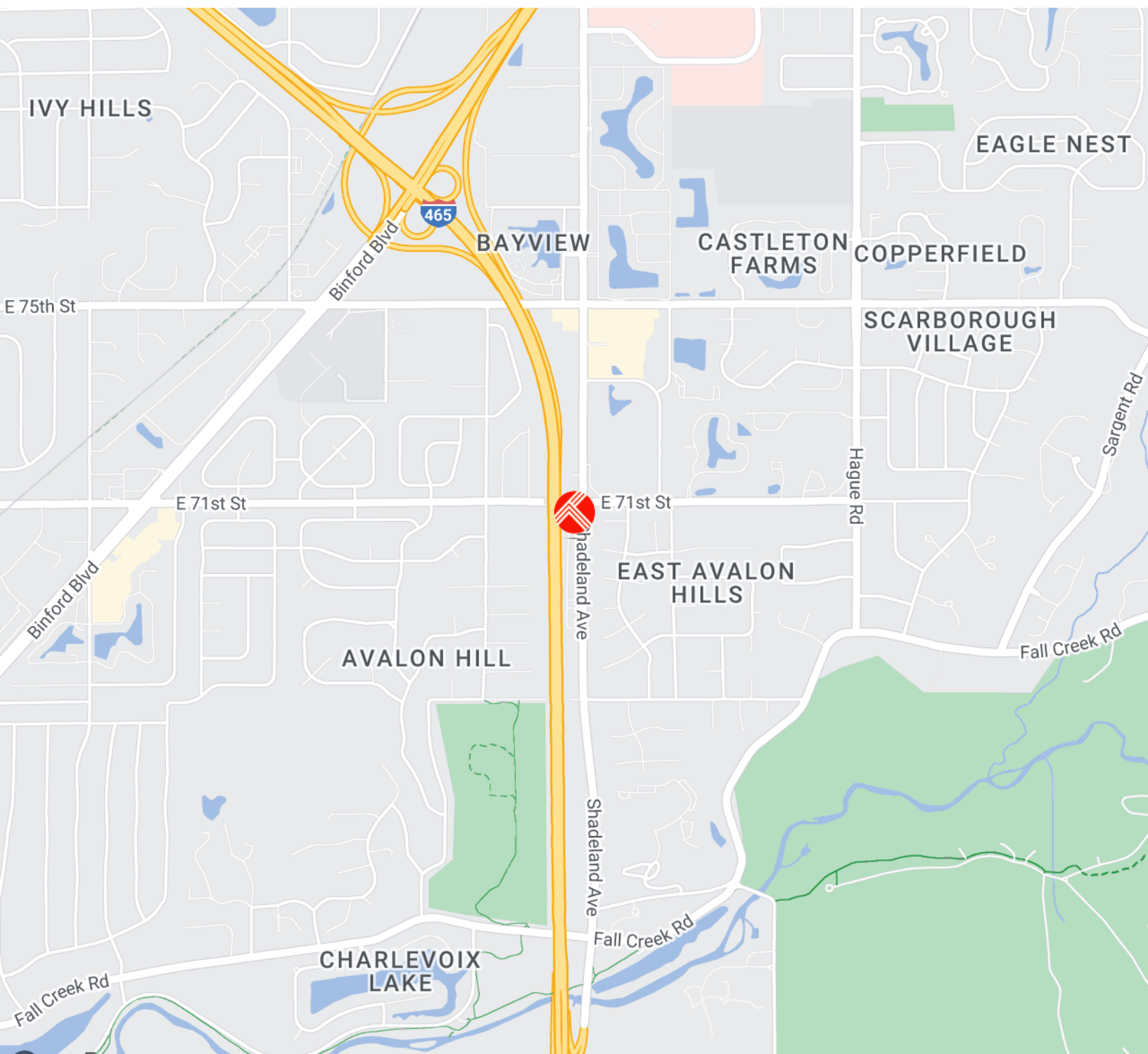




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### Area Map

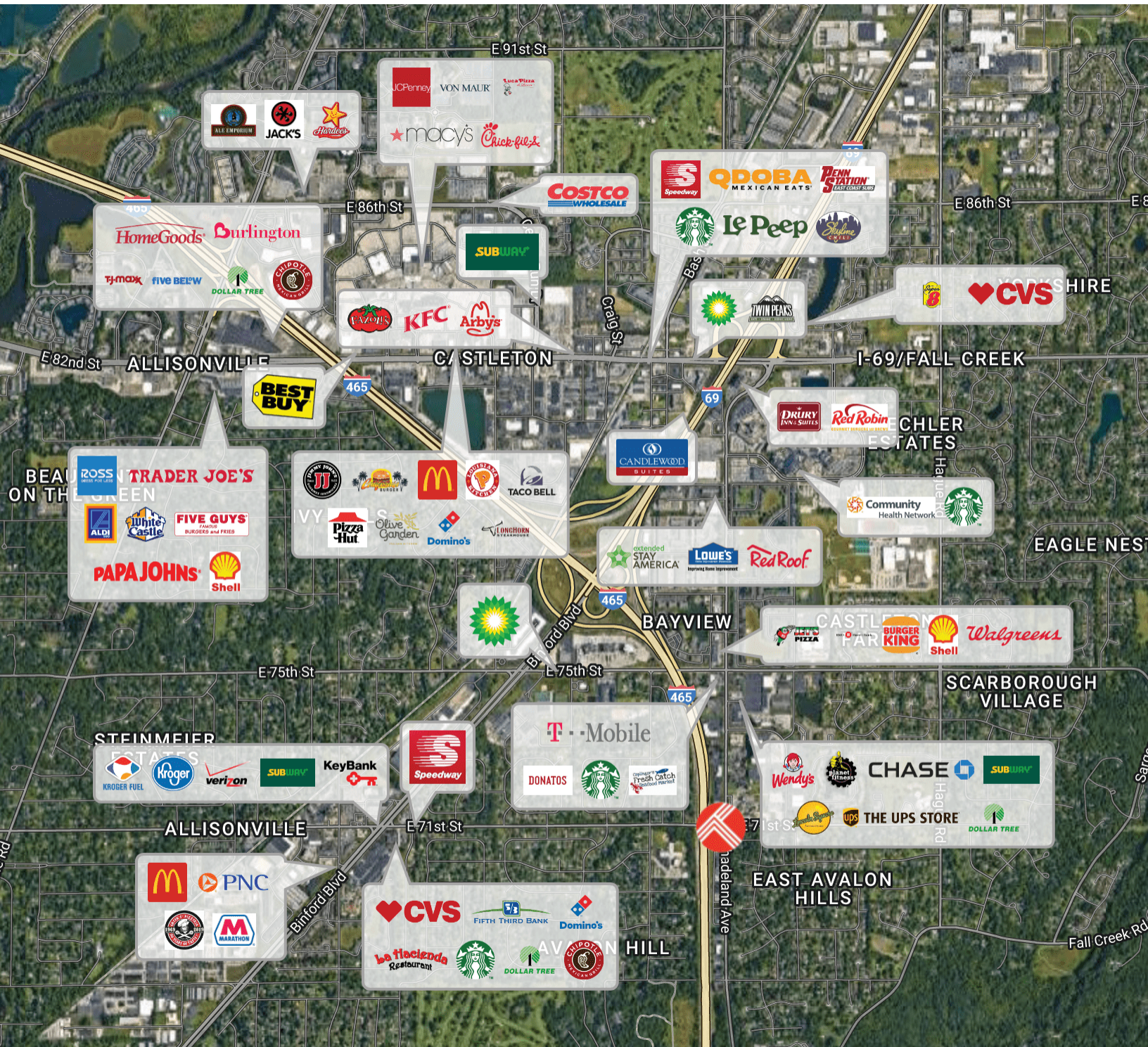




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### Surrounding Businesses

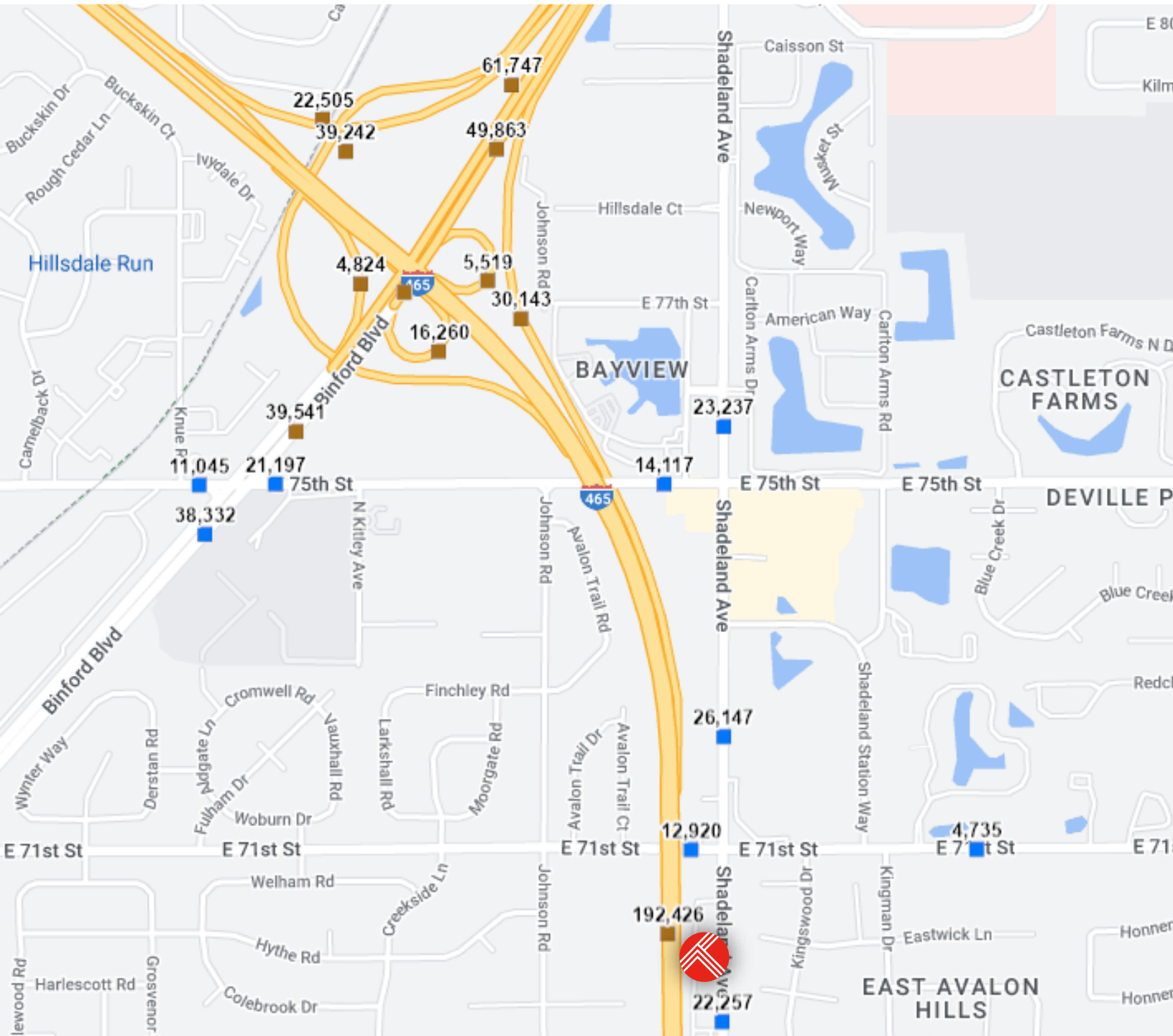




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### Traffic Counts

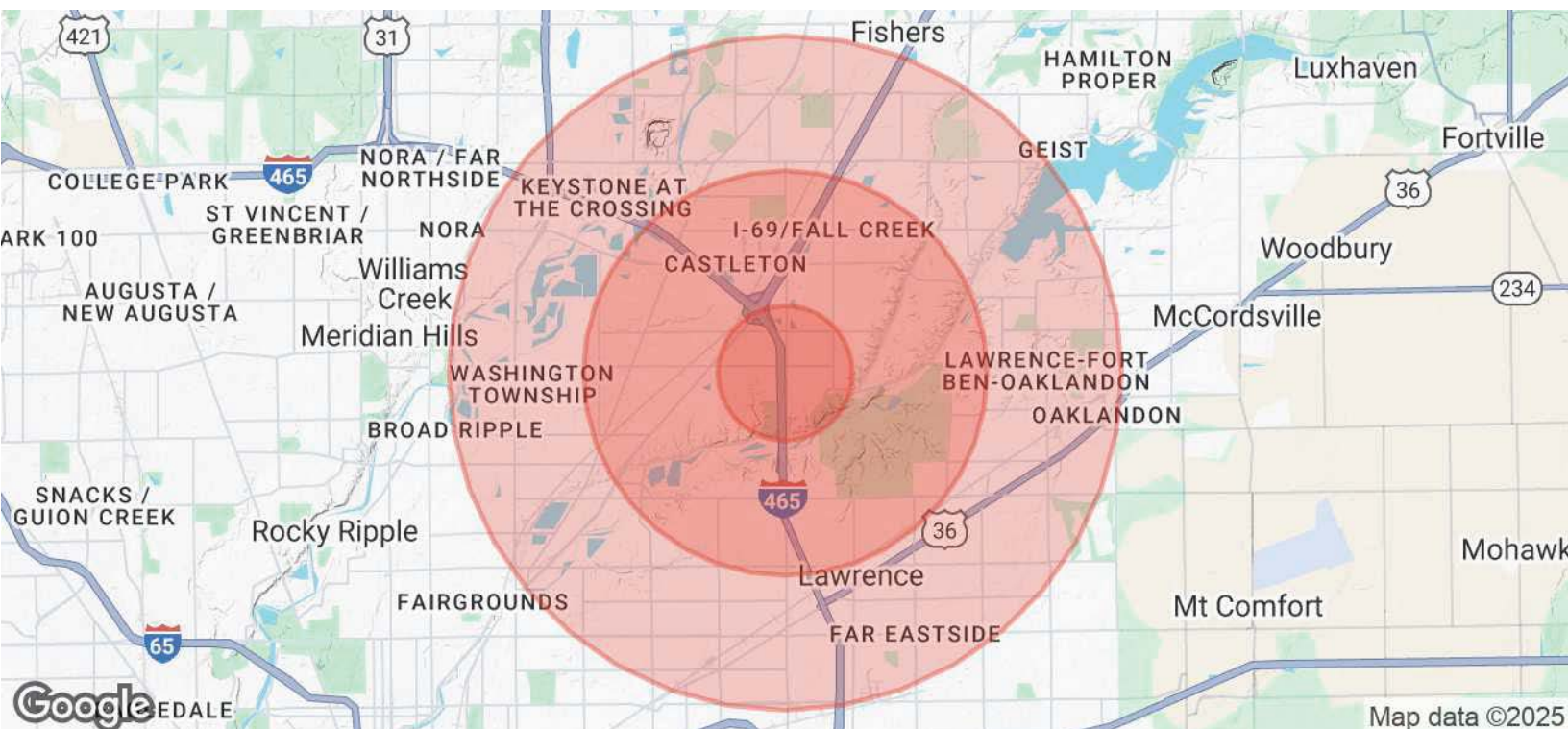




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### Demographics



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,852  | 59,549  | 186,369 |
| Average Age          | 40     | 40      | 40      |
| Average Age (Male)   | 39     | 39      | 38      |
| Average Age (Female) | 40     | 41      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,410     | 26,532    | 80,866    |
| # of Persons per HH | 2.3       | 2.2       | 2.3       |
| Average HH Income   | \$113,003 | \$101,820 | \$97,021  |
| Average House Value | \$317,018 | \$332,614 | \$298,353 |

Demographics data derived from AlphaMap

