

# For LEASE

1,000 SF  
\$13 SF/YR

4552 Shadeland Ave.  
Indianapolis, IN 46226

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**C-4 zoning**

**GOLARS**  
REAL ESTATE

# Property Highlights

## Prime Commercial Property in Lawrence Township

- **Prime Location:** Situated on Shadeland Avenue, this property sits within a well-established commercial corridor in northeast Indianapolis—offering visibility to both local and regional traffic.
- **Flexible Space:** The building can support a variety of uses — retail, office, medical, or service-oriented businesses — thanks to a layout that allows adaptable configurations.
- **Highway Visibility:** With strong frontage and easy recognition for passing traffic, the site is ideal for branding and client-facing operations.
- **Convenient Access:** Easy ingress and egress from a major commercial thoroughfare, with quick access to key arterial routes and regional highways, facilitating customer access and deliveries.
- **Ample Parking:** On-site surface parking supports both staff and clientele, making the property user-friendly and accessible without the constraints of limited urban parking.
- **Sturdy Block Construction:** Built with durable masonry or block construction, the structure offers long-term reliability, lower maintenance cost and strong tenant usability.
- **C-4 Zoning Permitted Use:** The property is located in a commercial zoning district that accommodates a wide range of retail, office, and service uses. Permitted uses include professional offices and services, general retail or specialty shops, restaurants (excluding drive-in or drive-through formats), personal service establishments such as salons, fitness or wellness studios and recreation. Additional allowable uses include courier or delivery service centers, and similar commercial or community-oriented activities.

# Community Health Clinic Rendering



# Educational Center Rendering



# Hair Salon Rendering



# Smoothie Bar Rendering



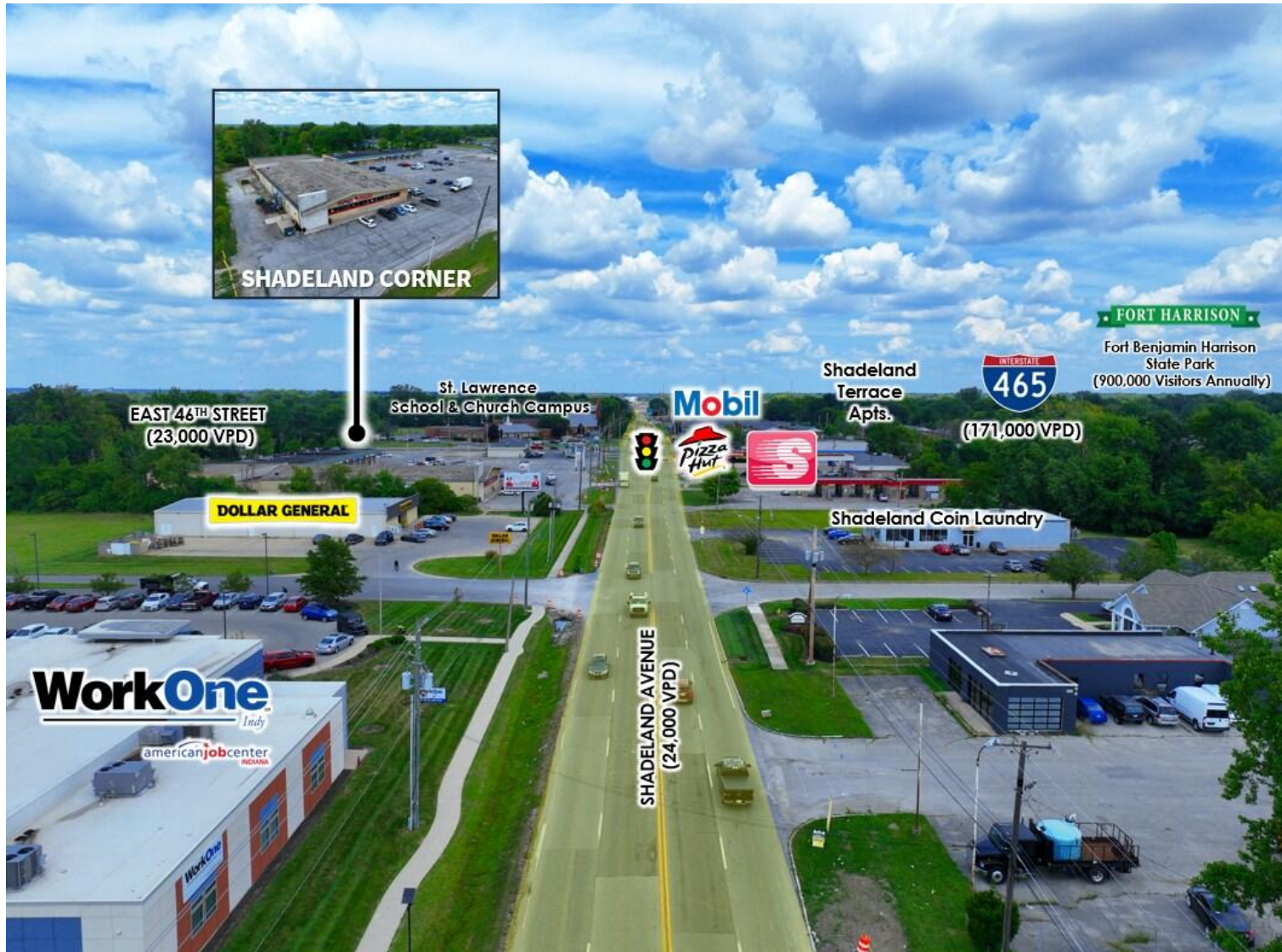
# Fitness Studio Rendering



# Bookstore Rendering



# Aerial View



# Building Details

Freestanding

Construction:  
Masonry

Year Built:  
1961

Lot Size:  
0.20 AC

Zoning C-4

\$13 SF/YR

Public  
Transportation  
Route

# Actual Site Photo



Nearby Major Retailers:



**DOLLAR GENERAL**



**U-HAUL**  
*Your Storage Place™*



**Mobil**

