

# 955 Oliver Ave

955 Oliver Ave, Indianapolis, IN 46221

FOR SALE

Property Summary



## Property Description

Across the Street from Elanco's \$4+ Billion Economic Impact Development POSITIONED IN THE PATH OF PROGRESS

A rare opportunity to acquire a strategically located church property directly across from the transformational Elanco Global Headquarters development and within one of Indianapolis' fastest-growing redevelopment corridors.

The surrounding area is being reshaped by billions of dollars in investment, including life sciences, technology, mixed-use development, housing, and public improvements. As redevelopment continues to expand westward from Downtown Indianapolis, properties in this corridor are becoming increasingly desirable for both users and investors.

Whether for continued religious use, educational purposes, community services, institutional occupancy, or future redevelopment, 955 Oliver Avenue offers a unique opportunity to secure a highly visible property in a location poised for long-term growth and appreciation.

## Offering Summary

Sale Price:	\$0
Lot Size:	24,739 SF
Building Size:	11,823 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	105	357	1,907
Total Population	330	1,126	5,223
Average HH Income	\$46,019	\$51,257	\$64,957

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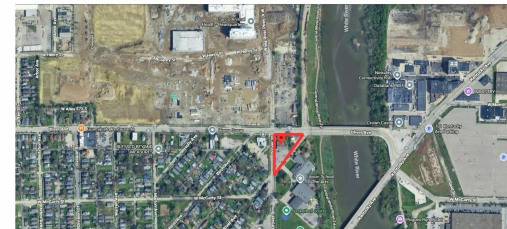
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Additional Photos



Indianapolis, IN  
.45 acres



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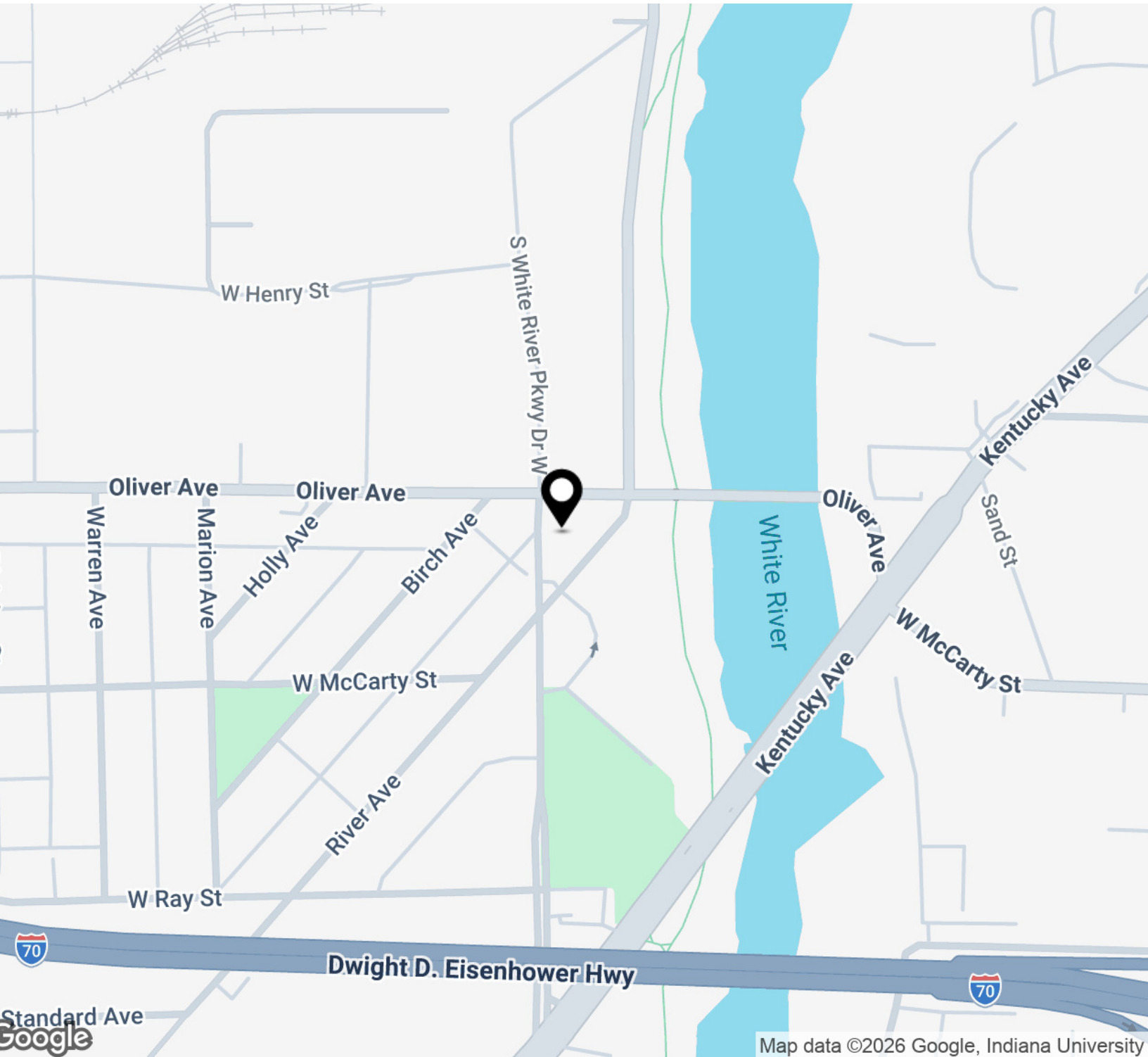
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Location Map



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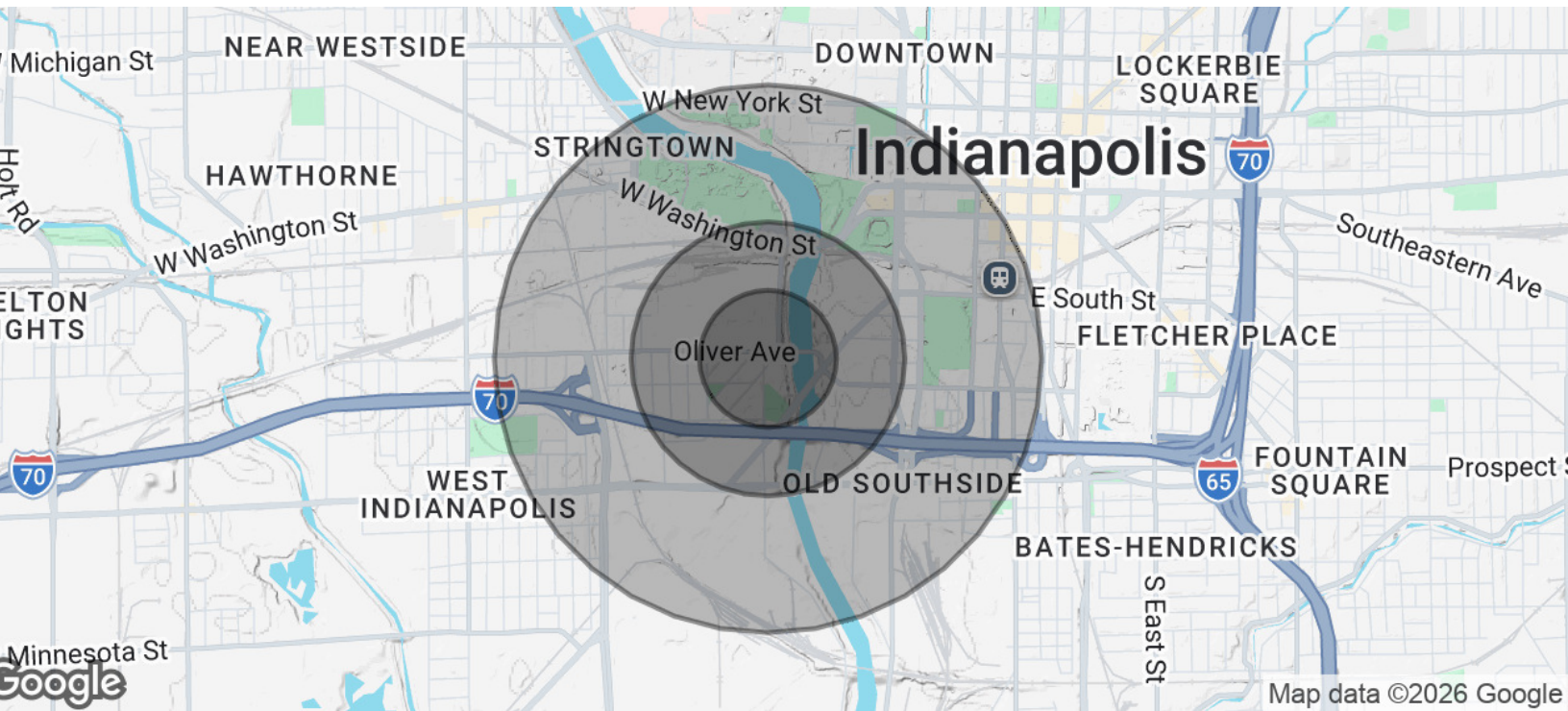
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	330	1,126	5,223
Average Age	22.3	23.3	28.9
Average Age (Male)	27.7	27.6	30.4
Average Age (Female)	19.4	20.9	28.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	105	357	1,907
# of Persons per HH	3.1	3.2	2.7
Average HH Income	\$46,019	\$51,257	\$64,957
Average House Value	\$122,231	\$128,284	\$119,049

2023 American Community Survey (ACS)

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