

RETAIL PROPERTY FOR SALE & LEASE

7405 Westfield Boulevard

Indianapolis, IN 46240

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Located along Westfield Boulevard, this stand-alone commercial property offers a flexible layout suitable for a variety of retail users. The property features strong street visibility, dedicated parking and convenient access to the surrounding Nora and Broad Ripple markets.

PROPERTY HIGHLIGHTS

- 4,800 SF Stand-Alone Building
- Westfield Boulevard Frontage
- Flexible Single or Multi-Tenant Layout
- Dedicated On-Site Parking
- 12' Clear Height & Three Drive-In Doors
- Recently Renovated Façade
- Positioned Between Nora & Broad Ripple

OFFERING SUMMARY

Sale Price:	\$950,000
Lease Rate:	Inquire for Price
Available SF:	4,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	146	539	2,532
Total Population	323	1,255	5,595
Average HH Income	\$145,600	\$154,669	\$167,005

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

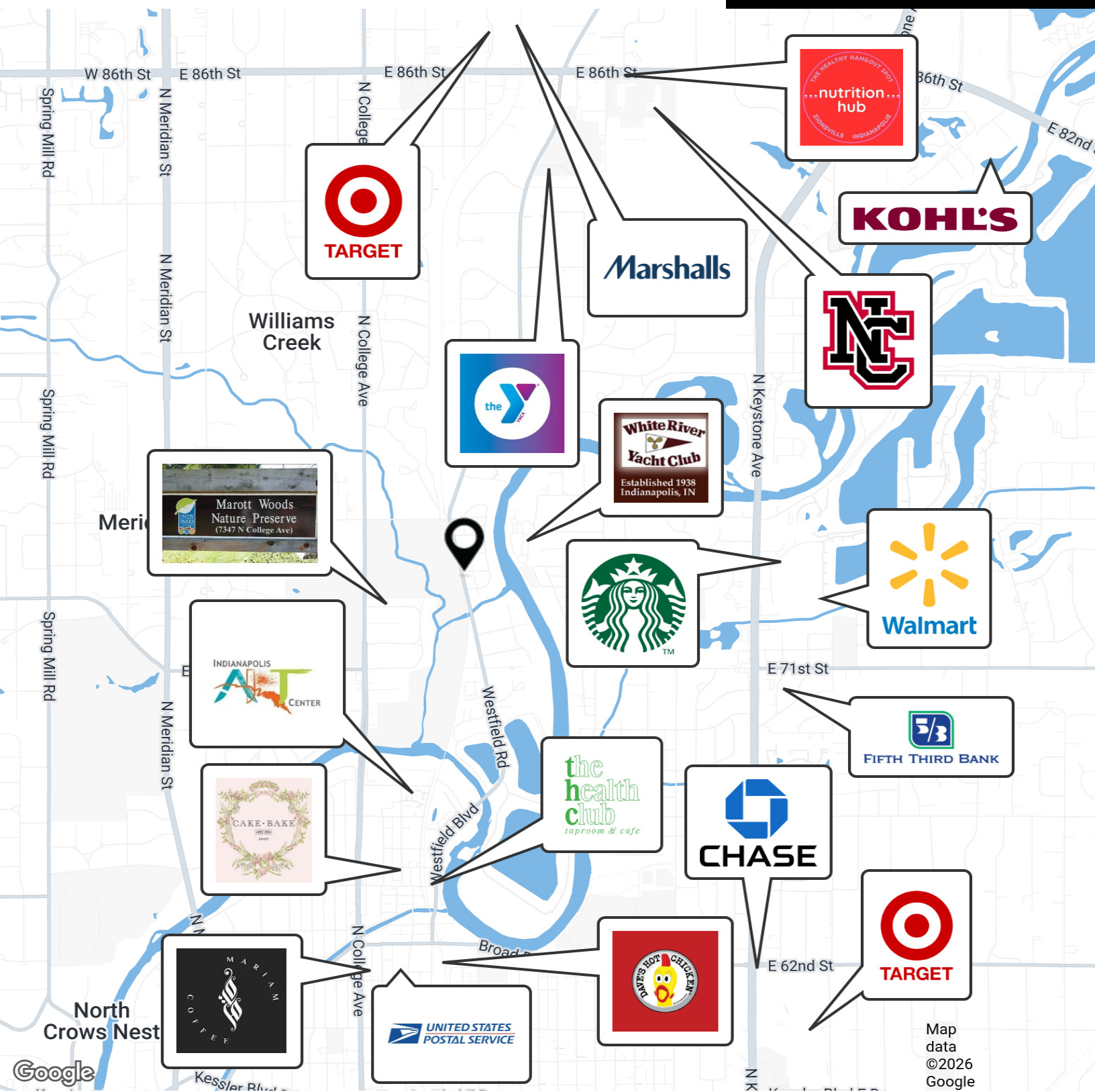
612 N Park Avenue, Indianapolis, IN 46204

RETAIL PROPERTY FOR SALE & LEASE

7405 Westfield Boulevard

Indianapolis, IN 46240

COOMBES REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

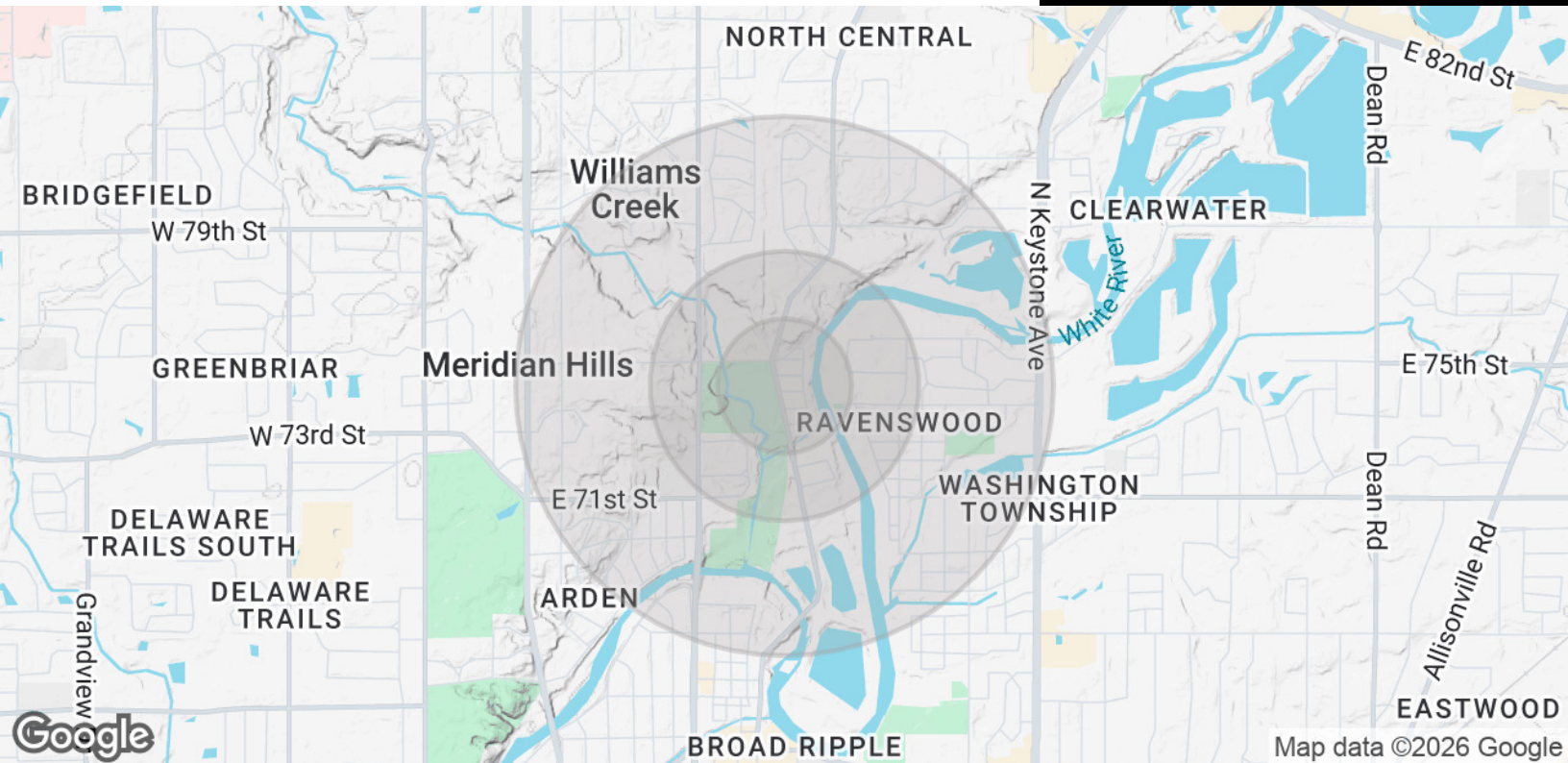
612 N Park Avenue, Indianapolis, IN 46204

RETAIL PROPERTY FOR SALE & LEASE

7405 Westfield Boulevard

Indianapolis, IN 46240

COOMBES REAL ESTATE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	323	1,255	5,595
Average Age	49.6	45.1	41.5
Average Age (Male)	49.1	44.6	40.7
Average Age (Female)	52.0	46.9	43.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	146	539	2,532
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$145,600	\$154,669	\$167,005
Average House Value	\$457,929	\$447,627	\$479,586

2023 American Community Survey (ACS)

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204