

5333

WEST PIKE PLAZA

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WEST PIKE PLAZA
INDIANAPOLIS, IN

- AUTOMOTIVE OPPORTUNITY
- 23,000 SF RETAIL AVAILABLE FOR SUBLEASE



NEWMARK

AUTOMOTIVE

PROPERTY OVERVIEW

This 23,000 SF retail and warehouse/service facility presents a rare sublease opportunity, available through July 1, 2029, in a high-visibility, high-traffic corridor near downtown Indianapolis. Situated on 4.26 acres, the property features a flexible layout ideal for showroom, retail, or service-oriented operations. Its C-5 zoning allows for a wide range of commercial and industrial uses.

Located near numerous automotive dealerships and auto auctions, the site presents a turnkey opportunity for a dealership or other vehicle-focused business. The large lot supports outdoor display, customer parking, or service use, while the building's open interior adapts easily to various business needs. With excellent access to major interstates and surrounded by national retailers, this location combines visibility, accessibility, and steady consumer draw in one of the city's most active commercial areas.

±23,000 SF

OF SHOWROOM/SERVICE

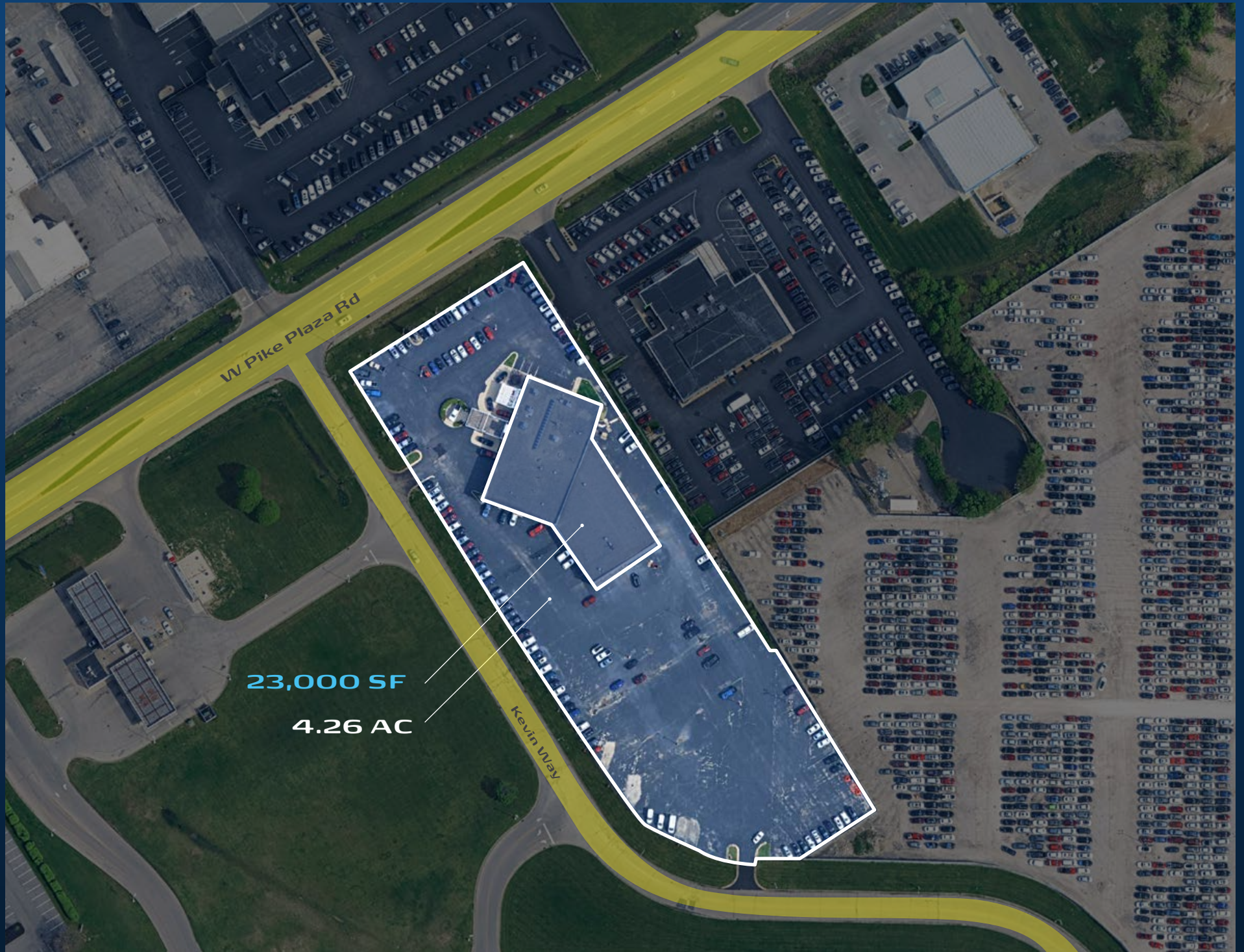


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AERIAL OVERVIEW

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W Pike Plaza Rd

Kevin Way

23,000 SF

4.26 AC

VEHICLE-RELATED OPERATIONS:

- Automobile and Light Vehicle Wash
- Automobile, Motorcycle, and Light Vehicle Sales or Rental
- Automobile, Motorcycle, and Light Vehicle Service or Repair
- Parking Lot, Commercial

ADDITIONAL PERMITTED USES:

- Community Center
- Religious Uses
- Vocational, technical or industrial school or training facility
- Consumer Services or Repair of Consumer Goods
- Eating Establishment or Food Preparation
- Commercial and Building Contractors
- Office: Business, Professional or Government
- Liquor Store
- Retail, Light General
- Retail, Heavy General

RETAIL SPECS

5333 WEST PIKE PLAZA RD, INDIANAPOLIS, IN 46254 P5

W 62ND ST

GEORGE TOWN SHOPPES

DOLLAR GENERAL Walgreens
AutoZone O'Reilly AUTO PARTS

GUION LAKES

W 60TH ST

GO APE ZIPLINE AND ADVENTURE PARK



Boathouse GRILL

Walmart

W 56TH ST

W 56TH ST

FAMILY DOLLAR

KESSLER BLVD

EAGLE CREEK RESERVOIR

IHOP

XTREME MOORS

RAY SKILLMAN WESTSIDE AUTO MALL

MICHIGAN RD
GRANDVIEW DR

BALLINSHIRE ESTATES/ COBBLESTONE

Cracker Barrel OLD COUNTRY STORE

Andy Mohr NISSAN

CROOKED CREEK CIVIC LEAGUE

WYNNEDALE / SPRING HILL

LA FITNESS

THE HOME DEPOT

RAY SKILLMAN KIA

EXPRESS AUTO SERVICE

UniFirst

SPRING HILL

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CAR WASH



IRVY MOTORS

WYNNEDALE

RICK'S CAFE BOATYARD INDIANAPOLIS

chili's
BURGER KING
TACO BELL

Nelson SALES & SERVICE, LLC

38TH ST

EAGLE CREEK

Starbucks

Shell

38TH ST

Planet Fitness

MATTHEW GIBSON

CHASE
Advance Auto Parts
Speedway

SPRING HILL

WINDHAM LAKE



target
CVS pharmacy

MEIJER SUPERMARKET
everwise CREDIT UNION
Western Union

RS MOTORS
PNC

CASTRO

LITTLE EAGLE CREEK

W 30TH ST

W 30TH ST

CRAWFORDSVILLE RD

US HWY 136

KEY MEADOWS

BIG EAGLE

AutoZone
White Castle
Jack In the box

Andy Mohr Speedway CHEVROLET

DriveTime

Kroger

MARIAN COLD SPRING

WHITE RIVER

EAST RIVERSIDE DR

W 21ST ST

GIRLS SCHOOL RD

White Castle
Jack In the box

HONEY CREEK PLAZA
Domino's
access AUTO INSURANCE

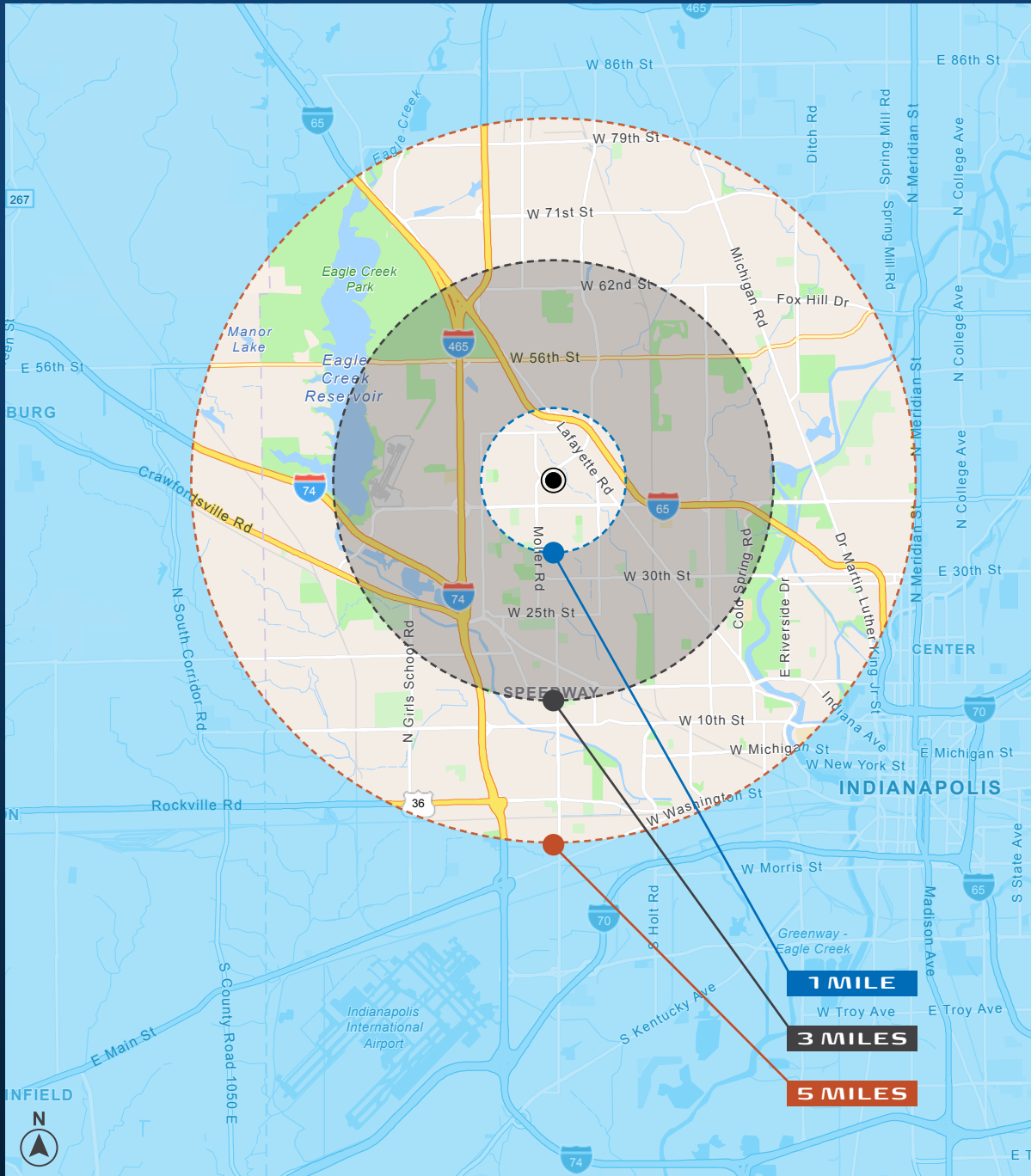
MAHIAN COLD SPRING

W KESSLER BLVD N DR

COLD SPRING RD

AREA DEMOGRAPHICS

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227,260

2024 POPULATION
CURRENT YEAR ESTIMATE [5 MI.]

89,576

2024 HOUSEHOLDS
CURRENT YEAR ESTIMATE [5 MI.]

\$80,584

AVERAGE HH INCOME [5 MI.]

	3 Miles	5 Miles	10 Miles
Populations			
2024 Populations	104,730	227,260	696,735
2029 Populations	104,281	227,466	712,279
2024-2029 Annual Population Growth	-0.09%	0.02%	0.44%
Households			
2024 Populations	42,215	89,576	286,785
2029 Population (5 Year Projections)	41,981	89,711	294,167
2024 Avg Value of Owner Occ. Housing Units	\$244,502	\$251,349	\$302,984
2024 Avg Household Income	\$74,372	\$80,584	\$100,439



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