

RETAIL FOR SALE

5243 ROCKVILLE RD

Indianapolis, IN 46224



PROPERTY DESCRIPTION

Located on a Hard corner at Rockville Road & Lynnhurst, this 4,524 SF building offers a flexible layout ideal for retail, office, or service-based users. C-3 zoning supports a wide range of permitted uses including neighborhood retail, professional services, restaurant concepts, and personal care businesses. With over 20,000 cars per day along this stretch, the site benefits from strong exposure and consistent traffic flow. The property does require renovation, presenting a value-add opportunity to reposition, customize, and maximize its potential. On-site parking and excellent frontage further enhance accessibility, making this a strong option for investors or businesses looking to establish a presence in a well-traveled corridor.

PROPERTY HIGHLIGHTS

- C-3 Zoning
- 17 Parking Spaces
- Hard Corner, over 200' of Frontage
- 1 Mile from I-465

OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	.31 AC
Building Size:	4,524 SF
Zoning:	C-3
Annual Taxes:	\$5,224.86

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	642	4,399	31,510
Total Population	1,420	12,365	83,306
Average HH Income	\$60,601	\$59,134	\$66,378

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It's Your Vision... Why Wait?

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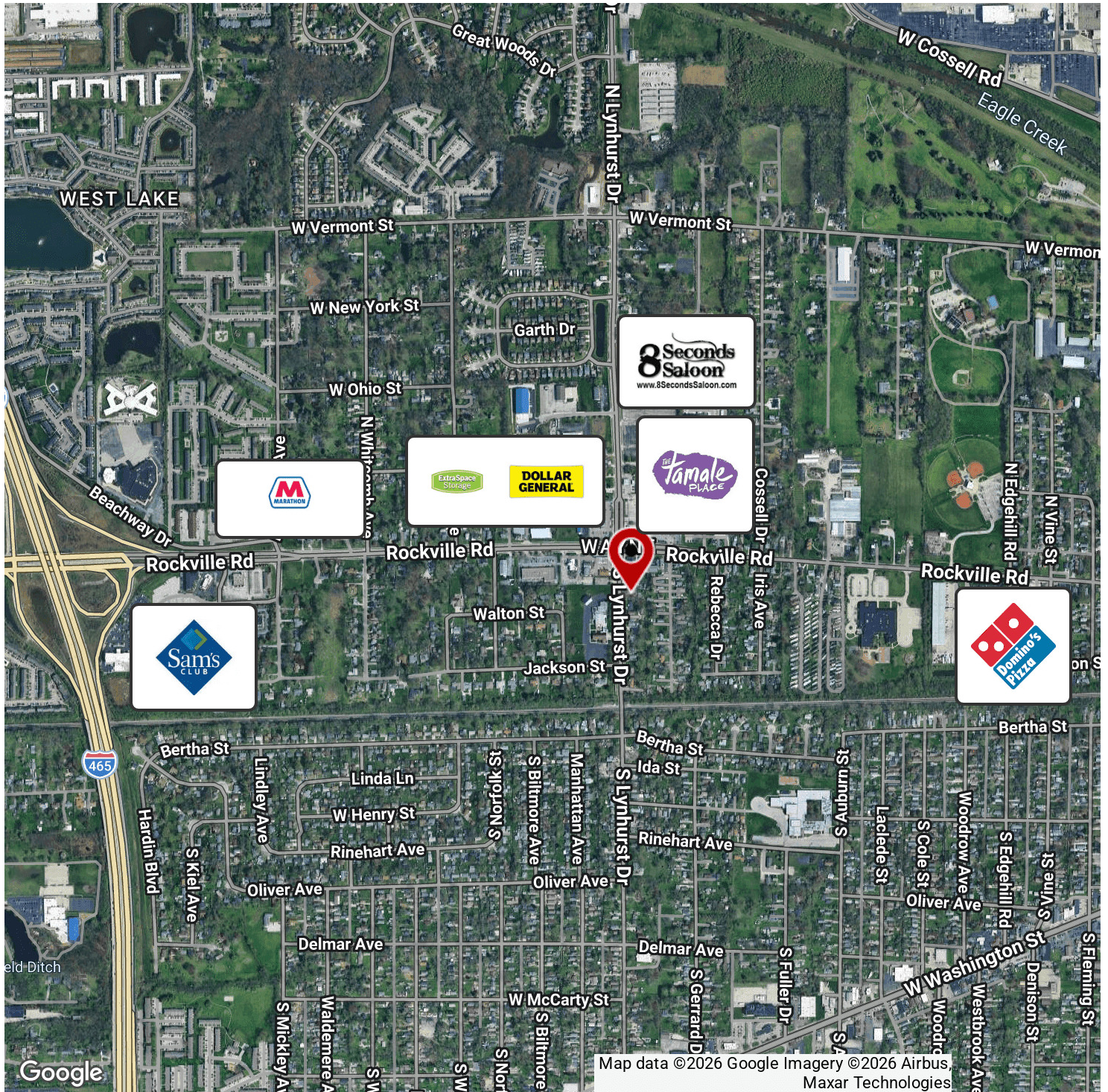


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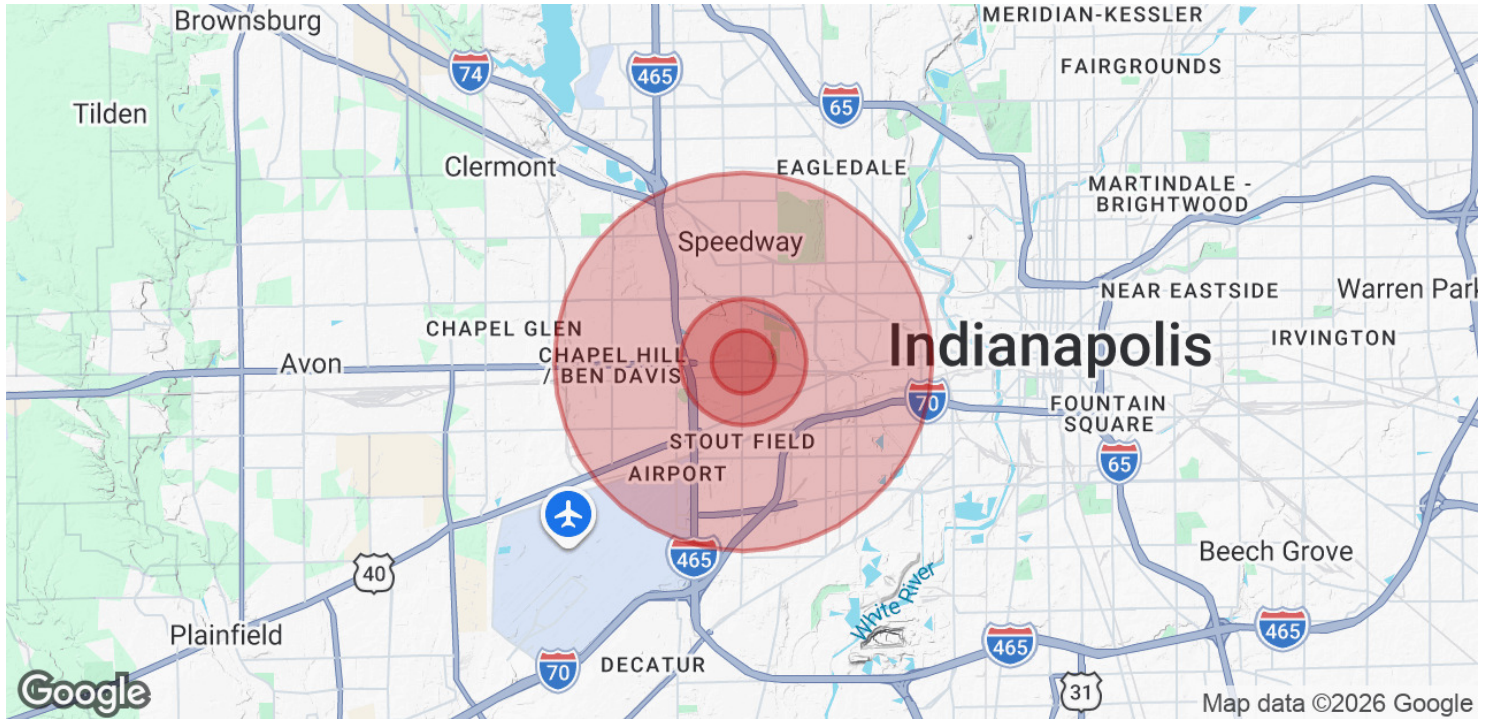


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POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	1,420	12,365	83,306
Average Age	43.0	34.4	34.0
Average Age (Male)	41.2	36.1	34.2
Average Age (Female)	47.6	34.5	34.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	642	4,399	31,510
# of Persons per HH	2.2	2.8	2.6
Average HH Income	\$60,601	\$59,134	\$66,378
Average House Value	\$115,261	\$125,490	\$146,158

2023 American Community Survey (ACS)

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