

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



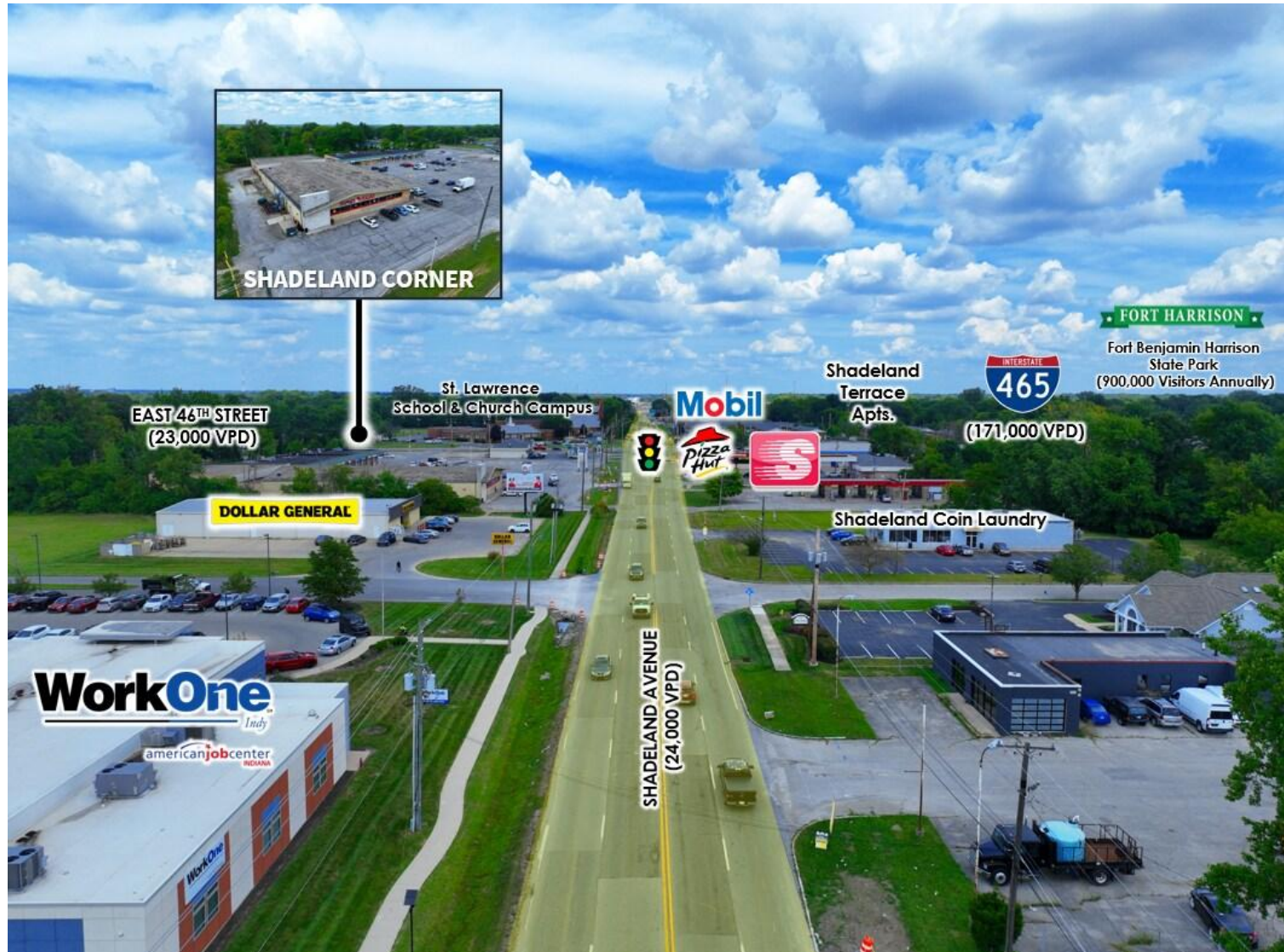
Fitness Studio Rendering



Bookstore Rendering



Aerial View



Exterior View



Building Details

Freestanding

Construction:
Masonry

Year Built:
1961

Lot Size:
0.20 AC

Zoning C-4

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Public
Transportation
Route

Actual Site Photo



Nearby Major Retailers:



DOLLAR GENERAL



Mobil

