



Retail/Office Space Available

For Sale or Lease

**1032 North Main Street
Speedway, IN 46224**

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FOR SALE OR LEASE

Executive Summary



OFFERING SUMMARY

Building Sale Price:	Best Offer
Building Size:	4,000 SF
Available SF:	4,000 SF
Lease Price:	\$22.00/SF
Lease Type:	NNN
Lot Size:	0.12 Acres
Year Built:	1948
Zoning:	SZ1
Submarket:	Speedway

PROPERTY OVERVIEW

This retail/office space opportunity is in the heart of the bustling Speedway area and presents an array of enticing features. Being within walking distance of a densely populated residential area and the Indianapolis Motor Speedway, it provides excellent foot traffic and includes a patio area for outdoor seating. There is public parking available adjacent to the property, as well as ample street parking.

PROPERTY HIGHLIGHTS

- Public parking available adjacent to the property
- 8x10 overhead door
- Newer HVAC units
- Newly painted exterior
- Exterior patio seating

DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
Total Households	577	3,295	18,421
Total Population	1,302	7,921	47,577
Average HH Income	\$85,777	\$73,371	\$63,249

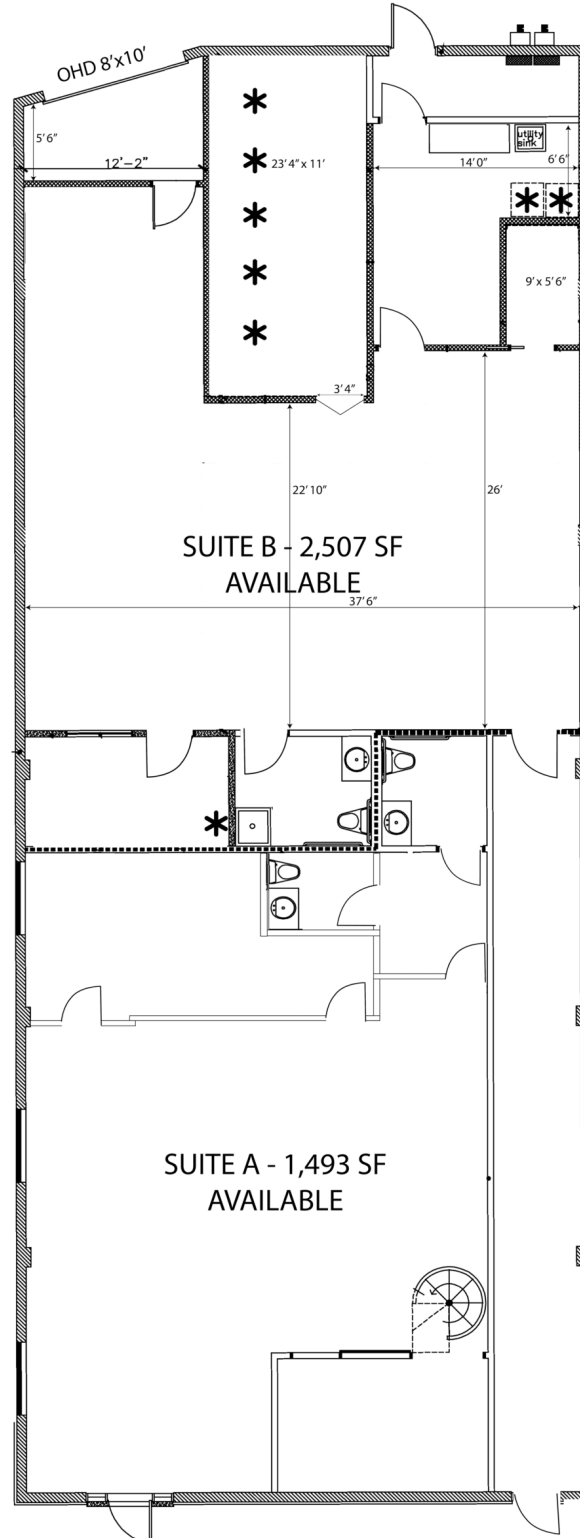


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Building Floor Plan





White River State Park

Indianapolis: "Crossroads of America"

A vibrant hub for education, the arts, logistics, and tourism



Newfields



Cultural Trail



Indianapolis Motor Speedway



Children's Museum



Indianapolis has something to offer everyone, and is logistically positioned for your business!

- **White River State Park** - 250 acres of greenspaces, waterways, and recreational attractions
- **Newfields** - A place for nature and the arts; showcases 152 acres of renowned art and design
- **Indianapolis Motor Speedway** - The largest sporting facility in the world and home of the Indianapolis 500
- **Gainbridge Fieldhouse** - Home of the Indiana Pacers and Fever, and an unparalleled entertainment event venue
- **The Cultural Trail** - 8 miles of walking/biking trails in 6 cultural districts
- **Butler University, Purdue University, and Indiana University** - Three notable colleges that provide a wide range of courses, cultures, and specialized programs
- **The Children's Museum** - World's largest children's museum with daily interactive programs
- **Lucas Oil Stadium** - Regularly hosts high profile entertainment events and home of the Indianapolis Colts

