



# 6910 N. Shadeland Ave

## Indianapolis, IN 46220



### PROPERTY OVERVIEW

Join the Center for At Risk Elders and Hemophilia of Indiana in the Tharp Investments building on North Shadeland Avenue, right alongside I-465.

This locally-owned and managed building has clear, high traffic interstate visibility. Located along a stretch of I-465 that has nearly 20% more VPD than any other location along the I-465 beltway! Located in a sophisticated commercial district with ample parking.

### PROPERTY HIGHLIGHTS

- Building & Monument Signage Options Available for North & South Side of the Building
- Easy access from North Shadeland Avenue
- Build-to-suit option available

### OFFERING SUMMARY

Sale Price:	\$15/SF MG
Building Size:	24,000+ SF
Available SF	1st Floor: Approx 4,000 SF
Number of Units:	6
Zoning:	Commercial
Submarket:	North Shadeland

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,410	26,532	80,866
Total Population	7,852	59,549	186,369
Average HH Income	\$113,003	\$101,820	\$97,021



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**FOR LEASE**



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BROKERAGE | MANAGEMENT | DEVELOPMENT

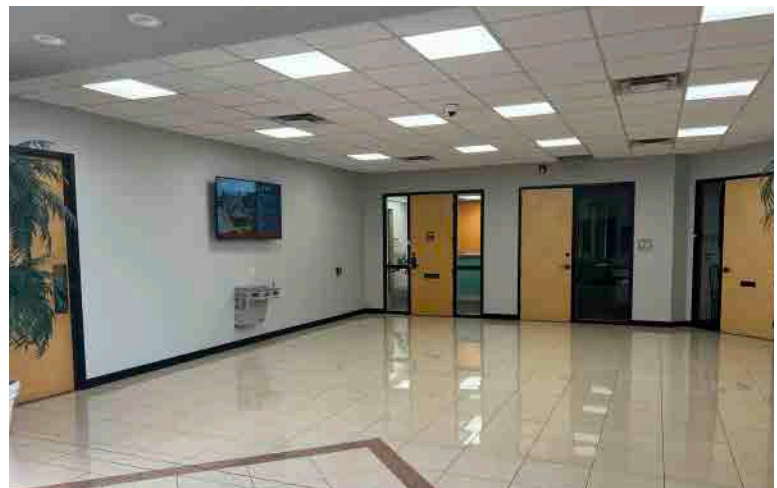
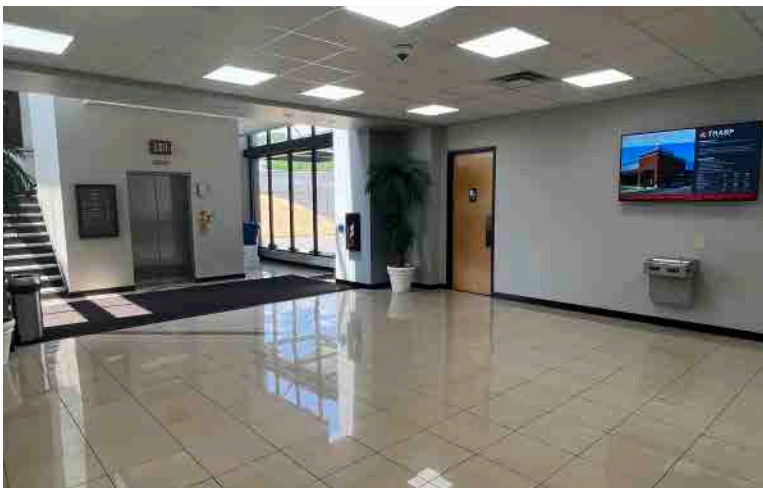
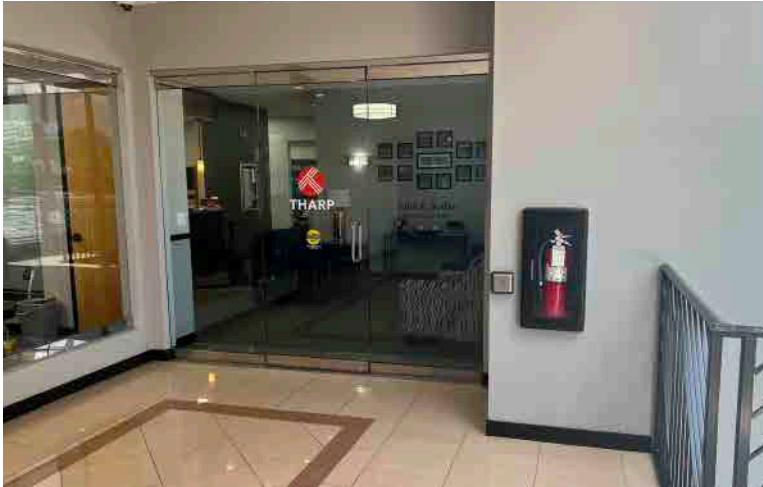
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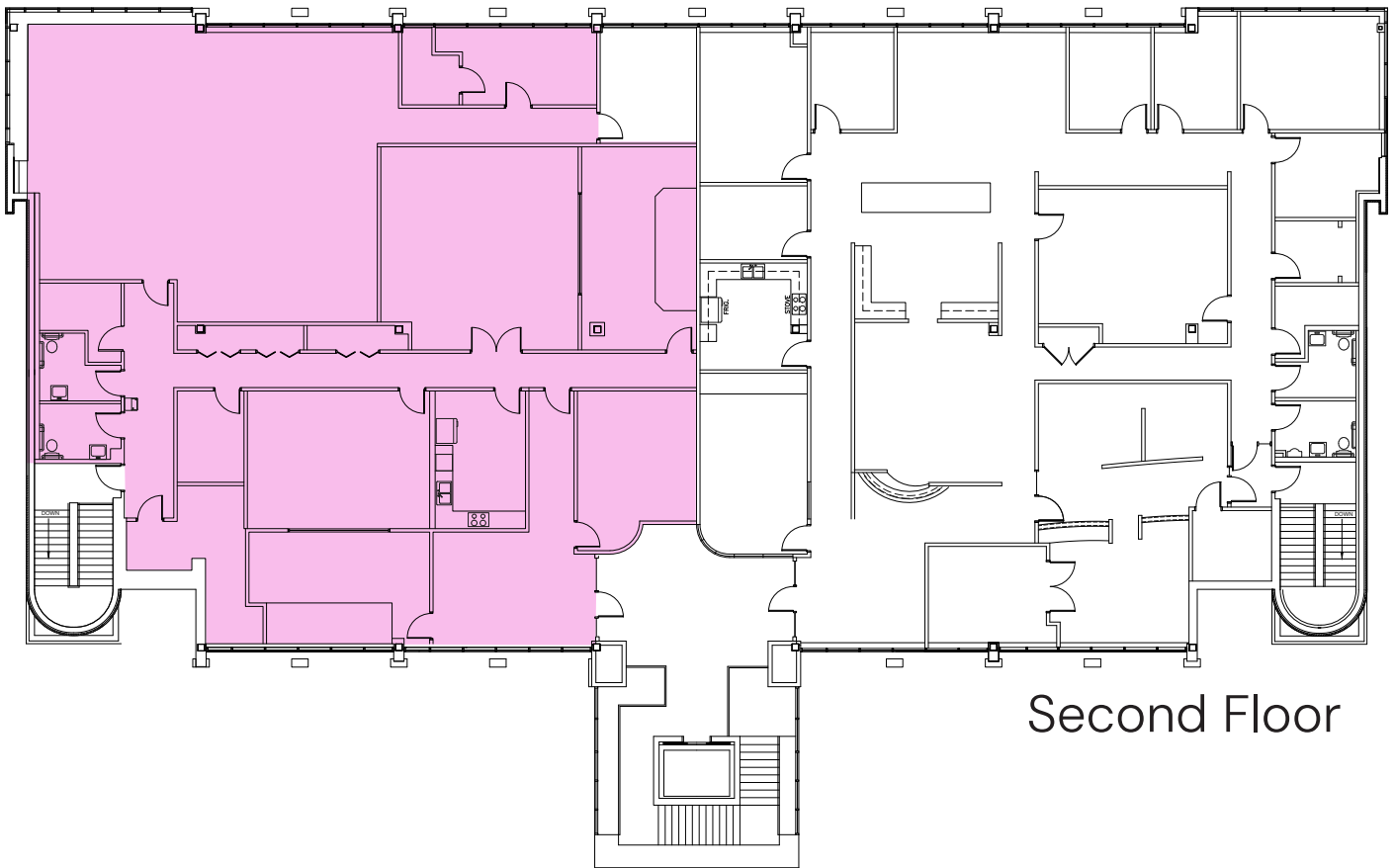
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Second Floor

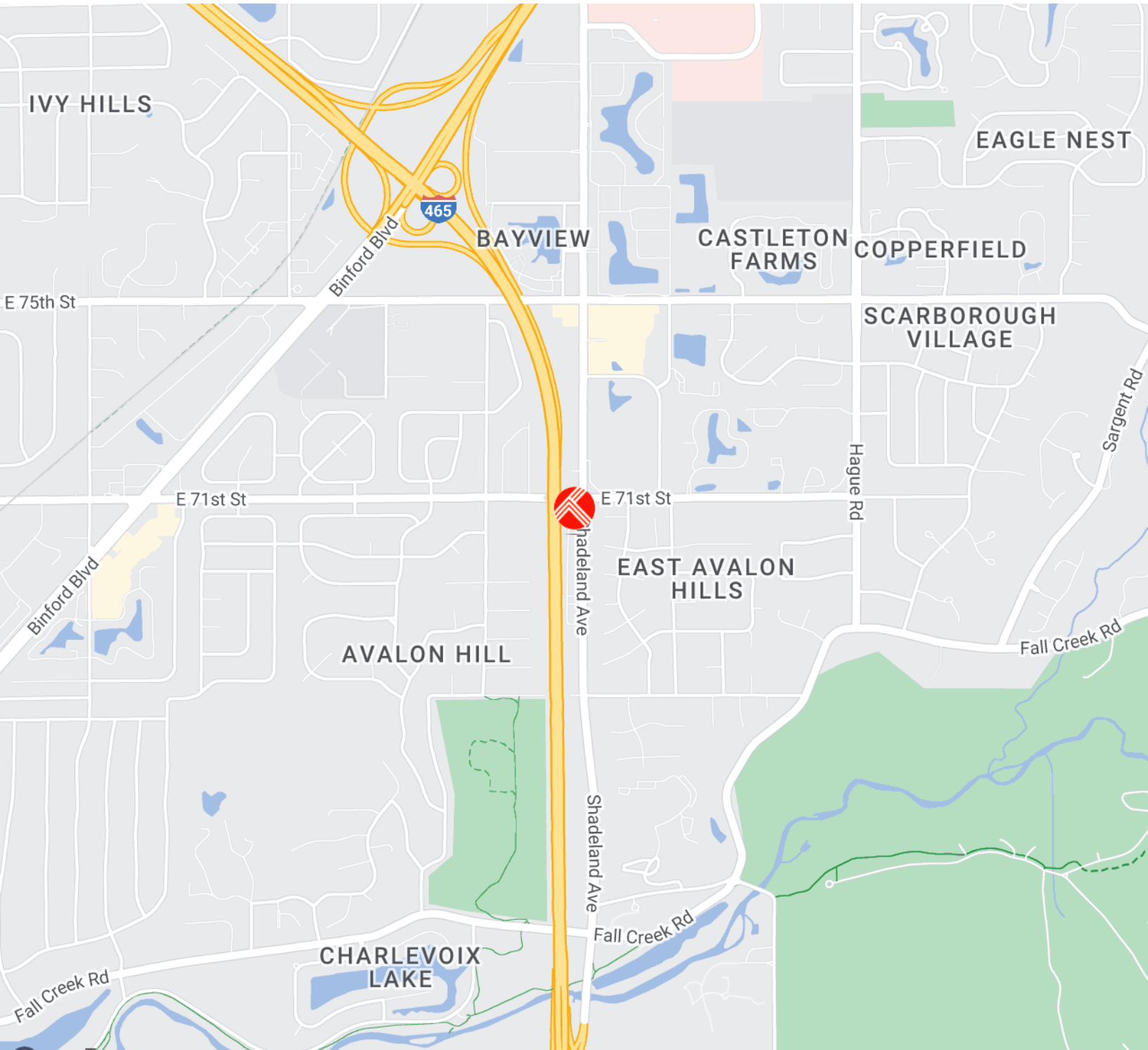




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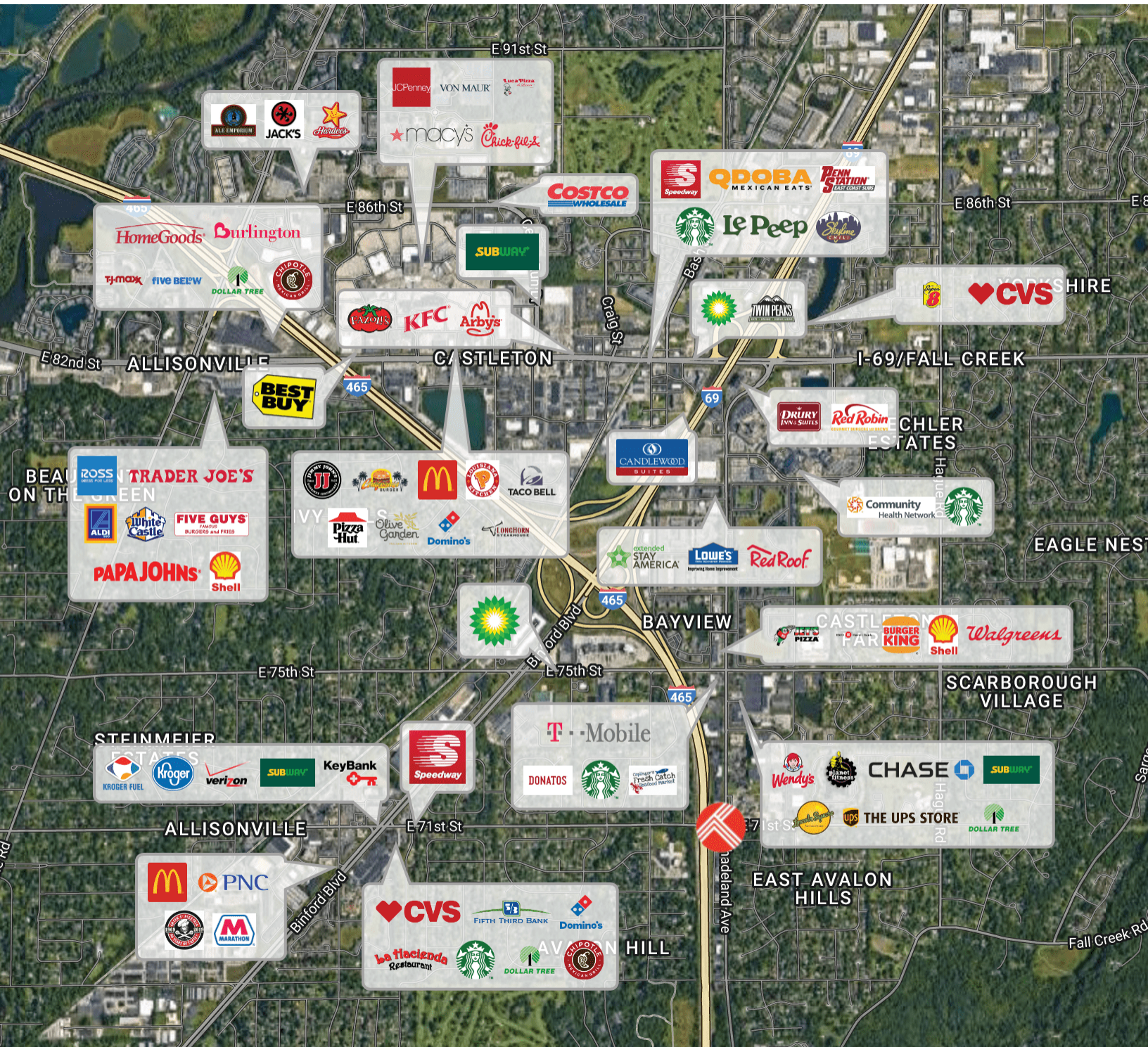
### Area Map





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## Surrounding Businesses

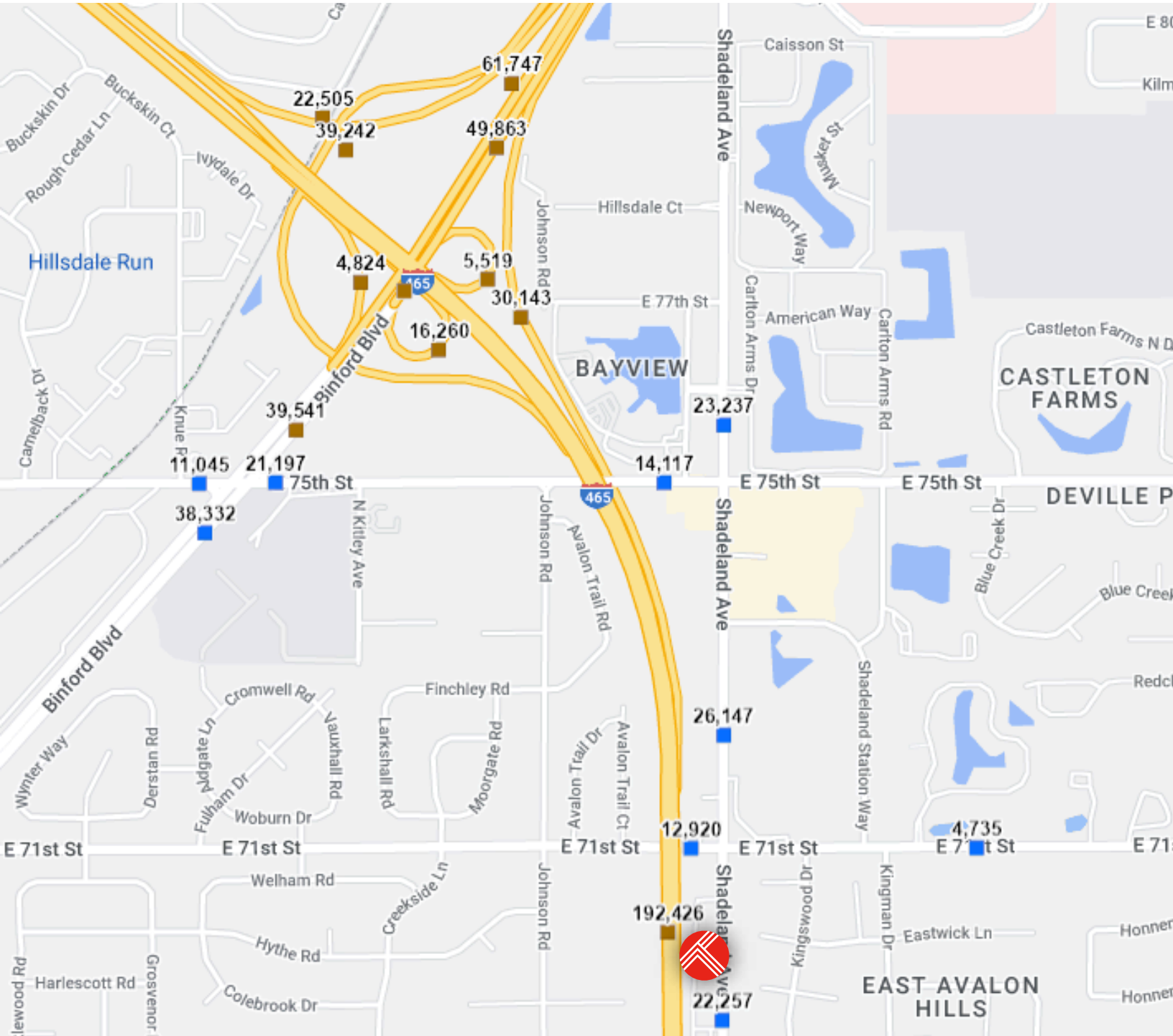




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### Traffic Counts

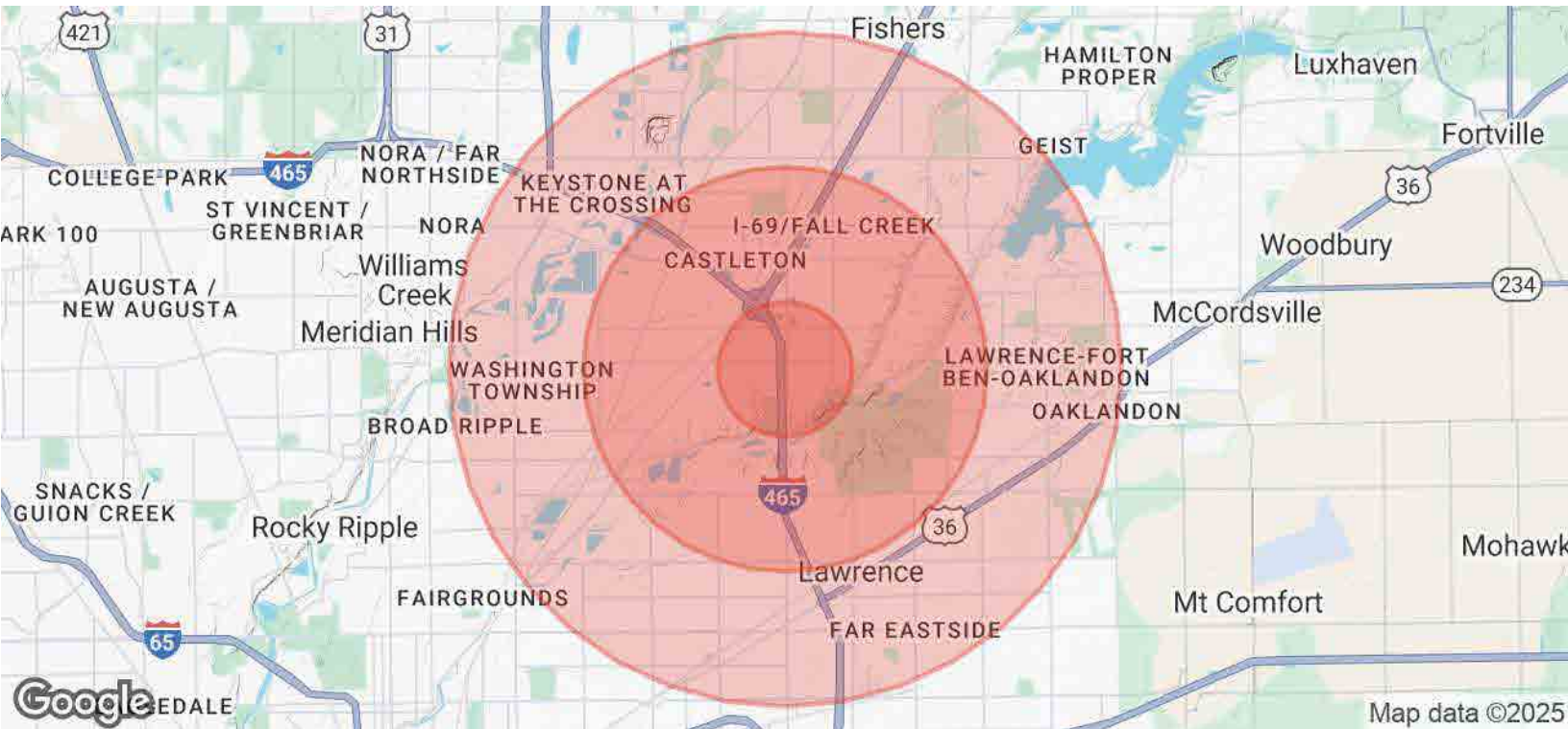




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### Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,852	59,549	186,369
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	40	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,410	26,532	80,866
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$113,003	\$101,820	\$97,021
Average House Value	\$317,018	\$332,614	\$298,353

Demographics data derived from AlphaMap

