

5561 N Keystone Flyer1



5561 N Keystone Ave

Indianapolis, Indiana 46220 (Marion County) - Uptown Submarket



Retail

Property Summary

GLA	5,244 SF
Built	1966
Tenancy	Multiple
Asking Rent	Withheld
Frontage	121' on N Keystone Ave
Parking Spaces	3.81/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.67 AC (29,011 SF)	Parcel	49-07-08-125-032.000-801
Building FAR	0.18		

Transportation

Parking Details	3.81/1,000 SF; 20 Surface Spaces	
Traffic Volume	36,330 on E 55th Pl (2025); 8,356 on N Rural St (2025); 8,908 on Forest Manor Ave (2024); 8,917 on Forest Manor Ave (2025); 38,043 on Ryan Dr (2025); 2,902 on N Rural St (2025); 8,768 on N Parker Ave (2025); 15,560 on N Tacoma Ave (2024); 13,055 on Caroline Ave (2025); 10,895 on Tropical Dr (2024)	
Frontage	121' on N Keystone Ave	
Commuter Rail		18 min drive
Airport	Indianapolis International	39 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Edwards Transmission	1	-	-	Jun 2023	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Galm Edward J Jr	INDIANAPOLIS, IN 46220	-
True Owner	Galm Edward J Jr	INDIANAPOLIS, IN 46220	-

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Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	41,004 SF	↓ -25.7%
Submarket 1-3 Star	5.7%	↑ 0.4%	Months on Market	14.4	↑ 7 mo
Market Overall	3.2%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$23.16/SF	↓ -4.5%	12 Month Sales Volume	\$3.52M	\$7.31M
Submarket 1-3 Star	\$21.35/SF	↑ 0.2%	Market Sale Price Per Area	\$177/SF	\$171/SF
Market Overall	\$20.11/SF	↑ 2.3%			



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