

For Sale

Walmart  
Realty

CBRE

# Commercial Outlot

1.08 Acres | Asking Price: \$284,128

5835 W 10<sup>th</sup> Street | Indianapolis, IN 46224 | Store #5804

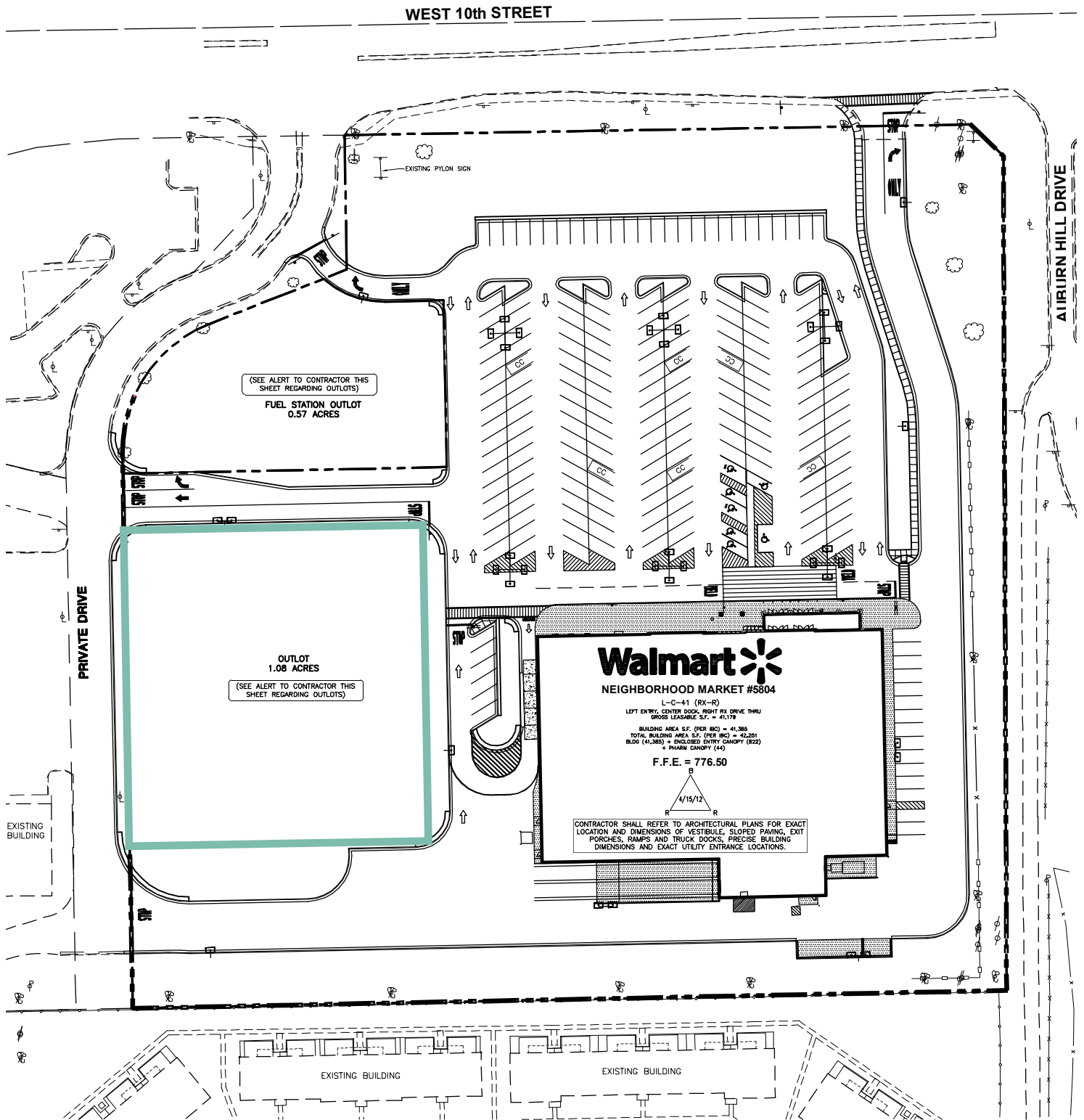


Retail

## Property Overview


- + 1.08 Acres
- + Asking Sale Price: \$284,128
- + Zoned: General Commercial District (C-5)
- + Located next to high-volume national retailers and restaurants
- + Signalized entry from West 10th Street
- + Walmart Neighborhood Market averages over 76,200 monthly visitors
- + Easy access to I-465


# Site Plan




# Area Overview


The area surrounding the site is a vibrant commercial and residential zone located in Wayne Township, within Marion County. Located near Interstate 465, the area has a heavy concentration of logistics and distribution centers, given it's excellent connectivity to other parts of Indiana. The property is in the Speedway submarket, known for its proximity to the Indianapolis Motor Speedway, home of the Indianapolis 500.


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**Businesses (3 mi)**  
2,559
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**Employees (3 mi)**  
40,323
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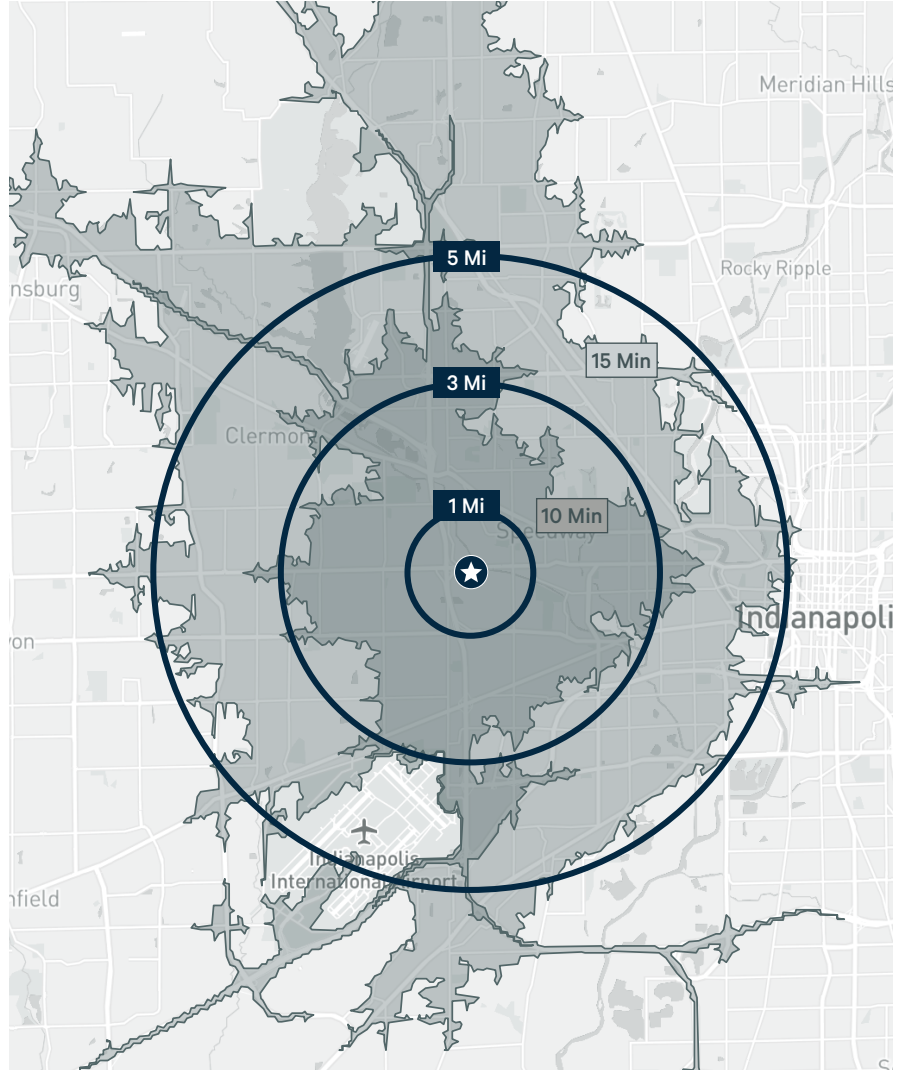
**Major Employers**

  - Amazon
  - Allison Transmission
  - Linde Advanced Material Technologies
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**Hotels (3 mi)**  
12 / 1,061 Rooms
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**Area Traffic Generators**

  - Indianapolis Motor Speedway
  - Westpoint Commons
  - Speedway Super Center



2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	14,300	9,233	6,228	\$57,490	34.6
3 Miles	97,335	94,282	38,120	\$59,127	34.9
5 Miles	223,257	230,916	87,494	\$61,015	34.3
5 Minutes	25,382	25,342	11,080	\$59,307	34.9
10 Minutes	147,413	141,322	58,631	\$59,534	34.6
15 Minutes	305,445	349,433	119,482	\$65,754	34.7

