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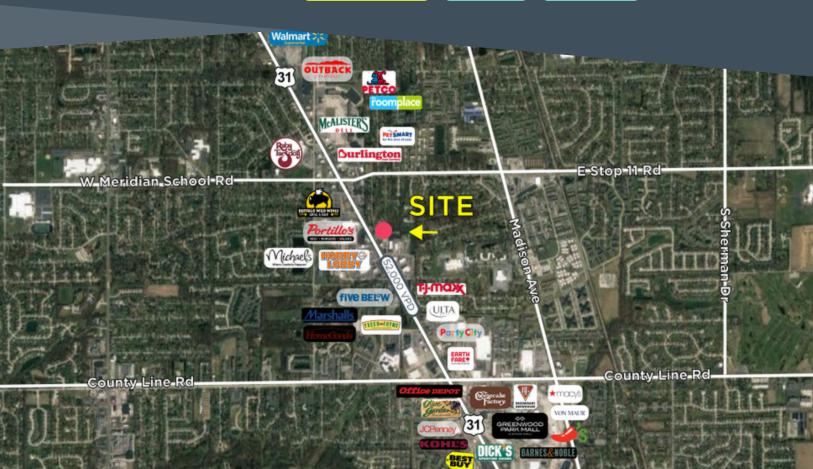
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8215 US 31 SOUTH INDIANAPOLIS, IN 46227

SALE/LEASE

OFFICE

MEDICAL





 SALE PRICE
 LEASE RATE
 AVAILABLE SF

 \$700,000
 \$12.00 SF/YR NNN
 1,500 - 4,992 SF

The site is located in the middle of the dynamic US 31 South corridor that features millions of square feet of retail, restaurants, and office. It is located on the south side of Indianapolis with close proximity to Greenwood.

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BRADLEY C O M P A N Y #growIndiana

- Dimensions 96' wide X 52' deep and can subdivide
- Visible to 52,000 VPD
- Zoned C-3 Retail/Restaurants/Medical/Office
- Dimensions 96' wide X 52' deep and can subdivide
- Visible to 52 000 VPD

PAT O'HARA Senior Vice President O 317.796.4733 pohara@bradleyco.com

8215 US 31 SOUTH

INDIANAPOLIS, IN 46227



1 MILE	3 MILES	5 MILES
12,810	80,622	184,281
35.1	38.2	35.8
32.8	36.6	34.6
37.6	39.8	37.1
1 MILE	3 MILES	5 MILES
5,007	32,828	74,247
2.6	2.5	2.5
\$48,473	\$62,773	\$63,399
	12,810 35.1 32.8 37.6 1 MILE 5,007 2.6	12,810 80,622 35.1 38.2 32.8 36.6 37.6 39.8 1 MILE 3 MILES 5,007 32,828 2.6 2.5

* Demographic data derived from 2010 US Census

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WE HAVE MOVED

Indiana's largest locally-owned and independent CRE firm. The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation. 9000 Keystone Crossing, Suite 850 Indianapolis, IN 46240 317.663.6000