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8215 US 31 SOUTH INDIANAPOLIS, IN 46227

SALE/LEASE

OFFICE

MEDICAL



SALE PRICE

\$700,000

LEASE RATE

\$12.00 SF/YR NNN

AVAILABLE SF

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.

- + 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

in #growIndiana

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,810	80,622	184,281
Average age	35.1	38.2	35.8
Average age (Male)	32.8	36.6	34.6
Average age (Female)	37.6	39.8	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,007	32,828	74,247
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,473	\$62,773	\$63,399
Average house value	\$142,761	\$150,790	\$151,111

* Demographic data derived from 2010 US Census