

FREESTANDING BUILDING AVAILABLE FOR LEASE OR SALE

**Approx. 15,009 Sq. Ft. on 1.34 acres
6269 W. 38th Street, Indianapolis, Indiana**



For more information, call:

Brett Burch (317) 273-0312 ext. 24





W. 38th Street

N. High School Road

Driveway Easement

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The information contained herein was obtained from sources we consider reliable. Property and building size listed is approximate. We cannot be responsible for error, omission, prior sale or lease, withdrawal from the market or change in size and price. Broker makes no representation as to the physical or environmental condition of the property and recommends purchaser's independent investigation.



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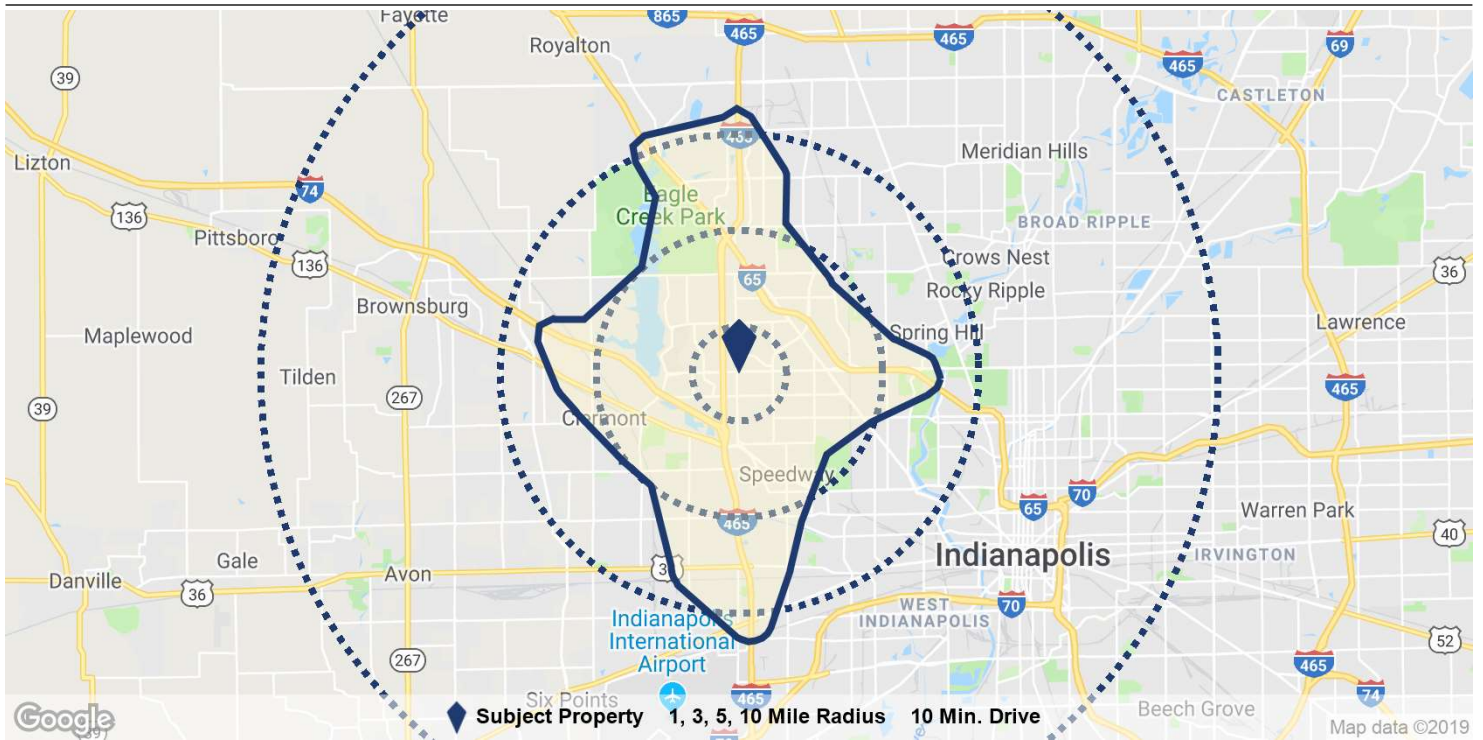


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Subject Property

6269 W 38th St - Walgreens

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	22,020	95,455	202,728	669,526	130,733
5 Yr Growth	3.8%	1.0%	2.1%	4.3%	1.6%
Median Age	30	33	34	35	33
5 Yr Forecast	32	34	35	36	35
White / Black / Hispanic	46% / 47% / 31%	52% / 40% / 20%	54% / 39% / 17%	64% / 29% / 11%	56% / 36% / 19%
5 Yr Forecast	46% / 47% / 33%	51% / 40% / 21%	53% / 39% / 18%	63% / 29% / 11%	55% / 36% / 20%
Employment	5,455	23,374	71,071	481,712	67,626
Buying Power	\$271.1 M	\$1.7 B	\$3.5 B	\$13.0 B	\$2.5 B
5 Yr Growth	3.5%	2.2%	3.3%	6.9%	4.2%
College Graduates	12.3%	20.2%	20.9%	28.5%	29.0%
Household					
Households	8,395	39,040	79,947	269,660	53,552
5 Yr Growth	3.5%	0.8%	1.9%	4.2%	1.5%
Median Household Income	\$32,289	\$42,919	\$43,811	\$48,382	\$46,200
5 Yr Forecast	\$32,303	\$43,513	\$44,434	\$49,632	\$47,428
Average Household Income	\$43,801	\$58,224	\$60,751	\$70,897	\$62,881
5 Yr Forecast	\$44,024	\$59,285	\$61,855	\$72,517	\$64,345
% High Income (>\$75k)	16%	26%	27%	33%	28%
Housing					
Median Home Value	\$84,770	\$126,951	\$128,341	\$151,858	\$137,373
Median Year Built	1977	1980	1976	1972	1977
Owner / Renter Occupied	30% / 70%	45% / 55%	53% / 47%	55% / 45%	49% / 51%

