

6130 SF OFFICE BUILDING FOR SALE/FOR LEASE



FOR SALE // OFFICE BUILDING

7435 E 86th Street // Indianapolis, IN 46256

NORTHERN
COMMERCIAL



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	0.73 Acres
Year Built:	2003
Building Size:	6,130
Zoning:	C1
Market:	Northeast Indianapolis
Submarket:	Castleton
Price / SF:	\$129.69

PROPERTY OVERVIEW

Northern Commercial is pleased to present For Sale/For Lease a 6130 SF Office building in Northeast Indianapolis. The property is located just east of the intersection of 86th Street /Hague Road. Minutes from Indianapolis Metro Airport.

PROPERTY HIGHLIGHTS

- 6130 SF Office Building
- 2080 SF of Storage/Warehouse
- C1 Zoning
- .73 Acre Parcel
- Multi-Tenant Opportunity

JESS LAWHEAD

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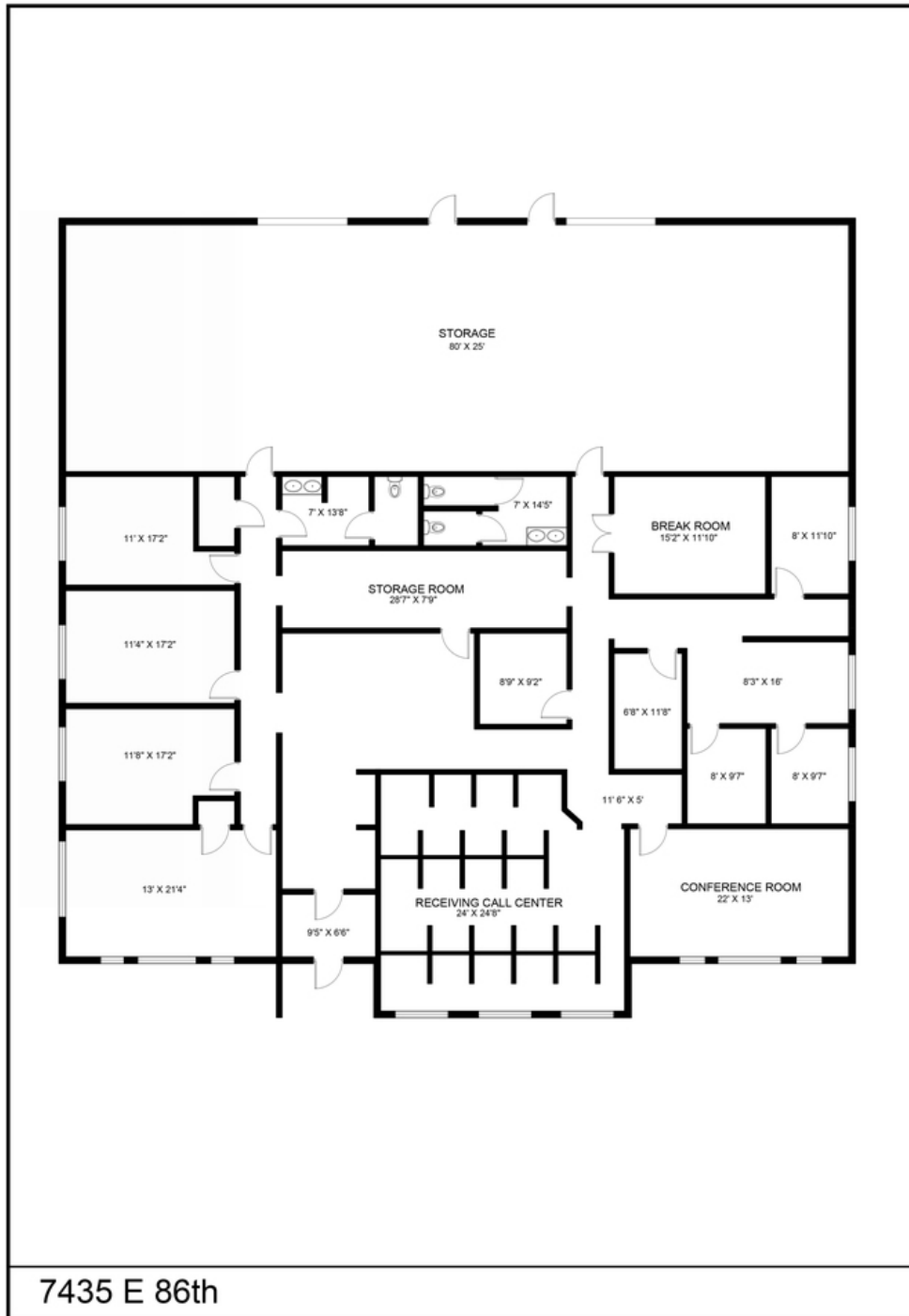
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FLOOR PLANS



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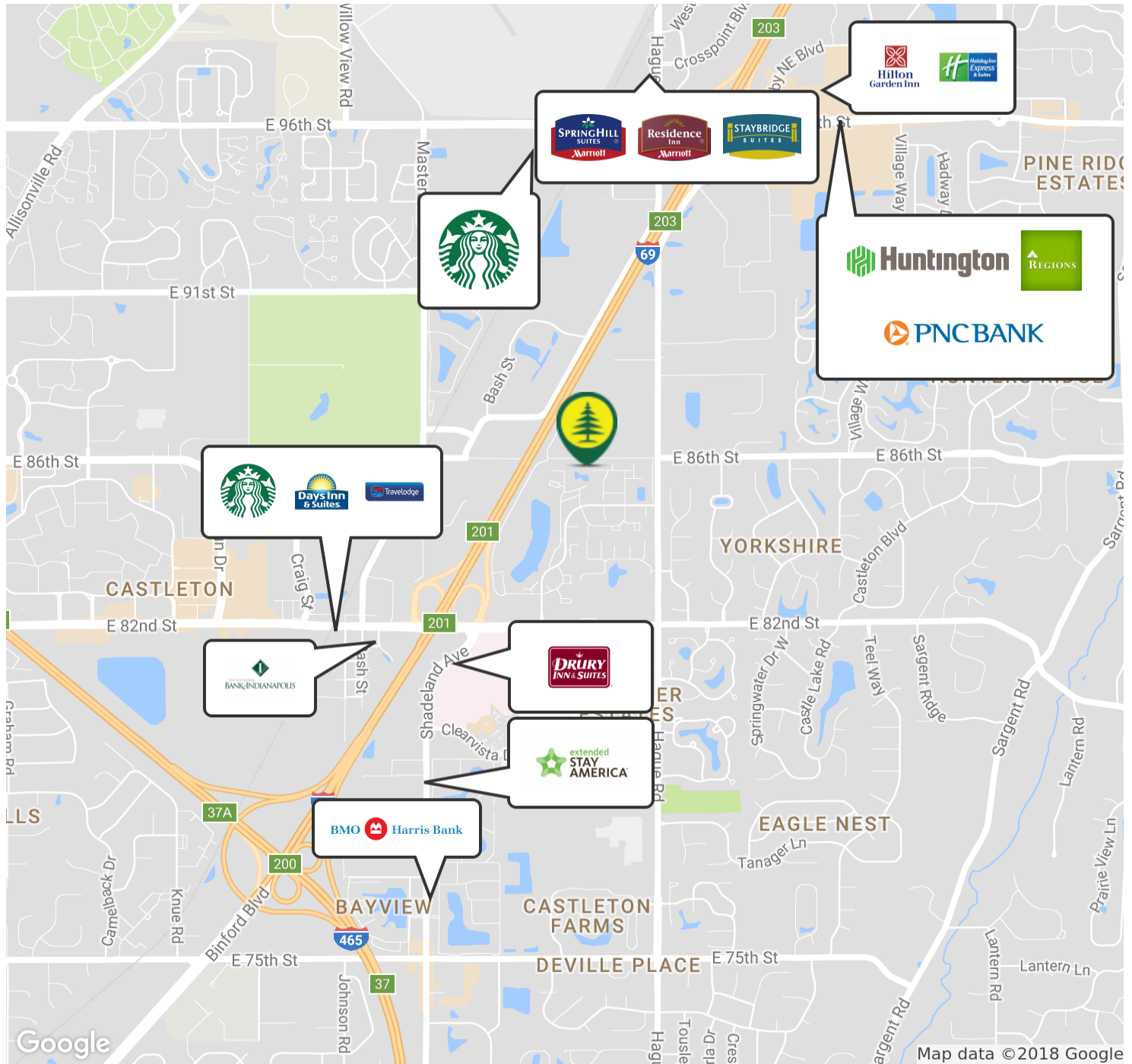
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RETAILER MAP



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LOCATION MAPS



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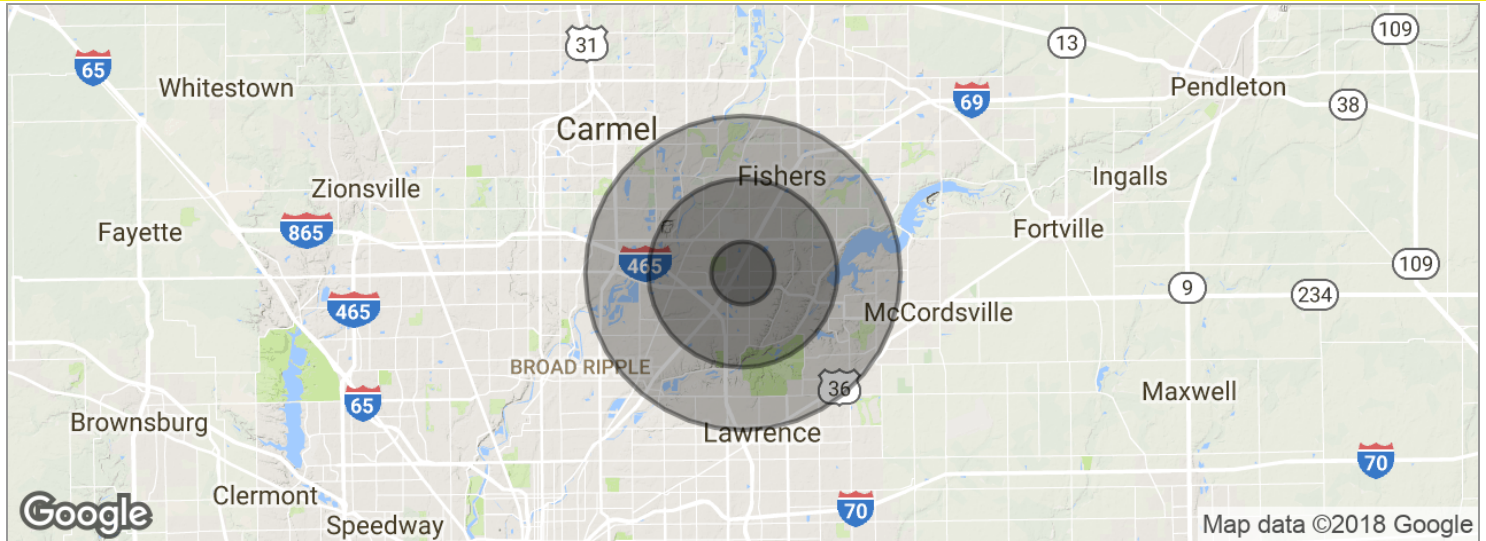
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,674	57,419	153,546
Median age	34.8	36.4	36.5
Median age (male)	33.6	36.1	36.1
Median age (Female)	36.8	37.1	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,779	25,836	63,938
# of persons per HH	2.0	2.2	2.4
Average HH income	\$65,566	\$80,035	\$88,567
Average house value	\$161,031	\$208,521	\$231,453

* Demographic data derived from 2010 US Census

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