

FOR LEASE

UNIVERSITY SHOPPES

3919 MADISON AVE,
INDIANAPOLIS IN



PROPERTY HIGHLIGHTS

- 2,500 - 12,586 SF available
- Retail, office, medical, or distribution
 - Overhead door/dock door can be added
- Tons of parking
- Close proximity to I-465 & US 31/East Street
- Dense Residential Housing
- Sits adjacent to University of Indianapolis - 5,600 students
- Join BMV, and Hope Academy!

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Population
1 Mile	13,436	\$42,572	5,044	5,715
3 Mile	80,941	\$53,309	32,784	26,041
5 Mile	215,679	\$61,034	88,964	180,103

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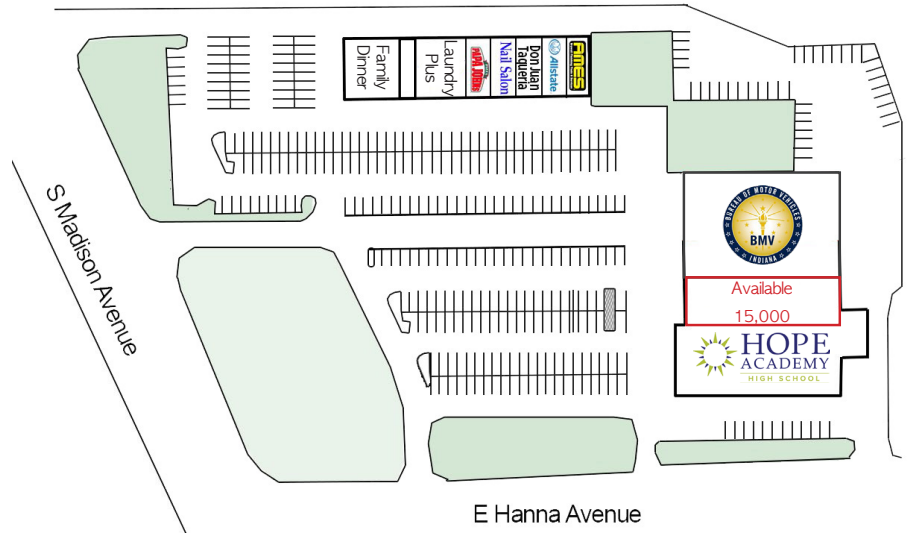
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TRAFFIC COUNTS

- S Madison Ave- 11,230 ADT
- Hanna Ave -17,124 ADT

SITE PLAN



SITE AERIAL



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