



7002 S. Madison Ave.
Indianapolis, IN 46227

PRICE REDUCTION!



PROPERTY OVERVIEW

GAS AND CONVENIENCE STORE RESTRICTED

- Great Location
- SWC – Madison Avenue & Southport Road
- Incredible Visibility from All Directions
- Located at Stoplight Intersection
- Ample Parking
- Ingress & Egress from Madison Avenue & Southport Road
- Prime South Side Intersection
- Connects with I-65, US 31 & SR 37
- Significant local and commuter traffic
- Residential & Commercial Growth Area

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	1.48 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,957	38,423	84,905
Total Population	8,737	88,662	199,564
Average HH Income	\$60,298	\$62,369	\$67,981





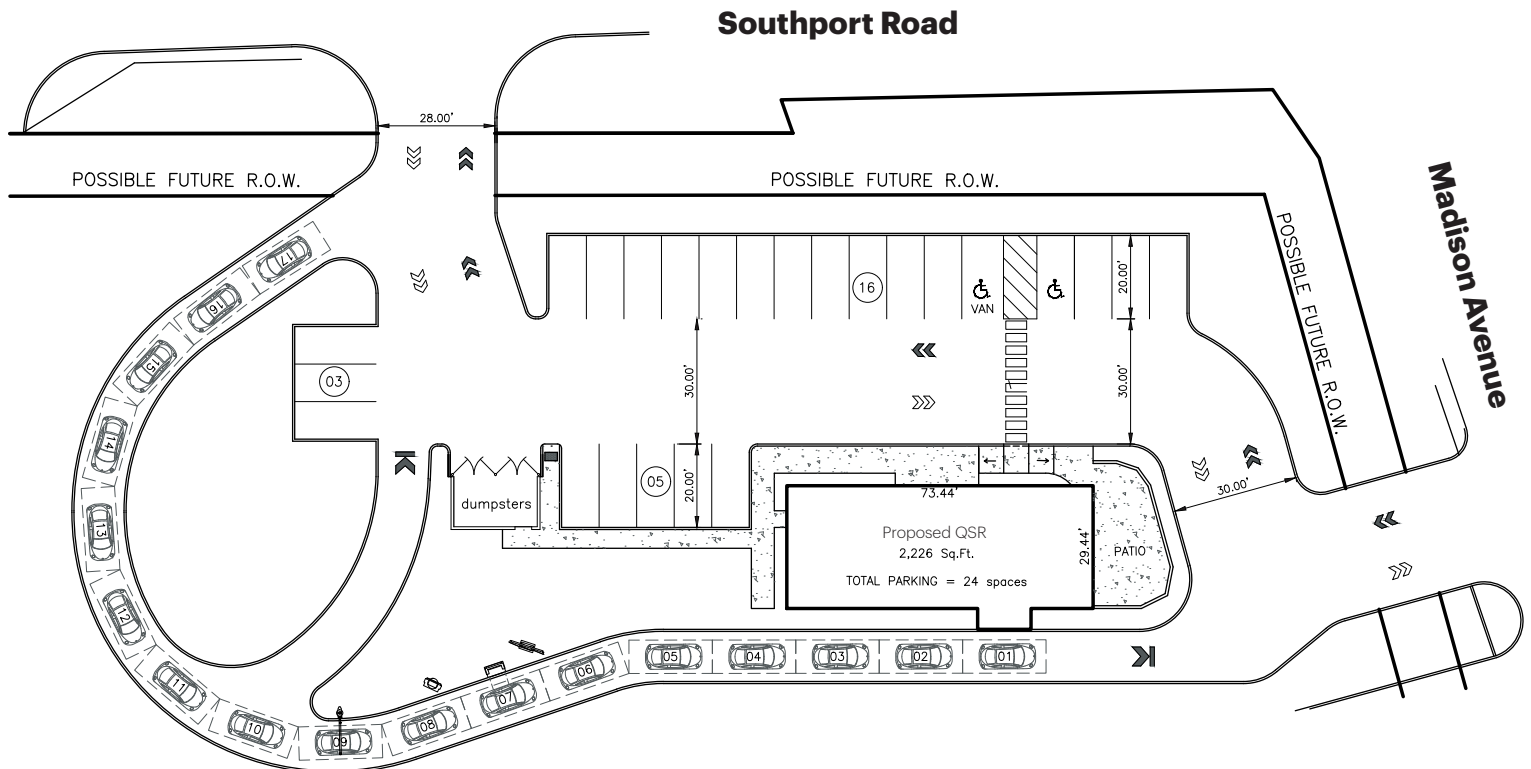
7002 S. Madison Ave.
Indianapolis, IN 46227





7002 S. Madison Ave. Indianapolis, IN 46227

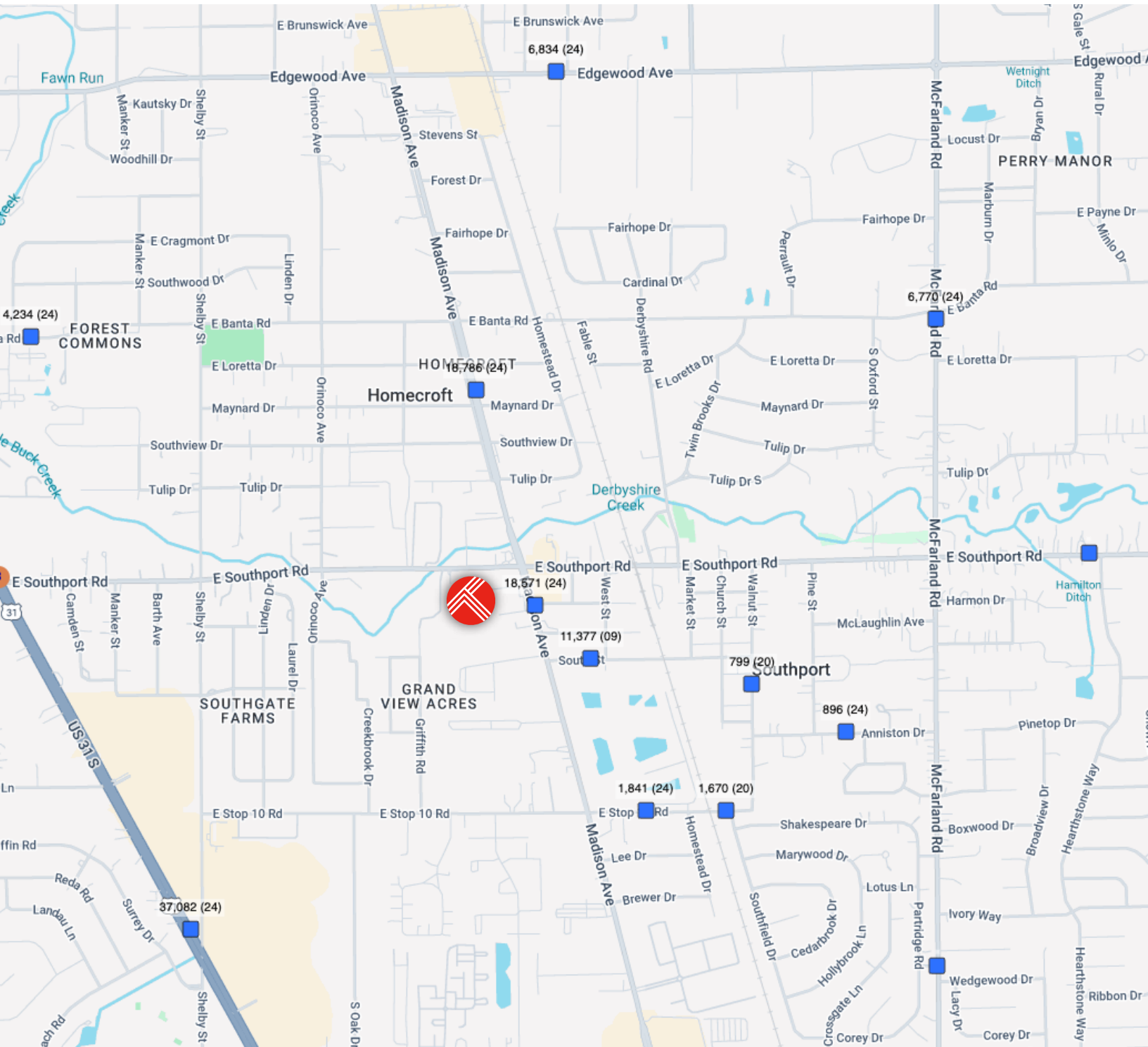
Example Site Plan





7002 S. Madison Ave. Indianapolis, IN 46227

Traffic Counts





7002 S. Madison Ave.

Indianapolis, IN 46227

Surrounding Businesses

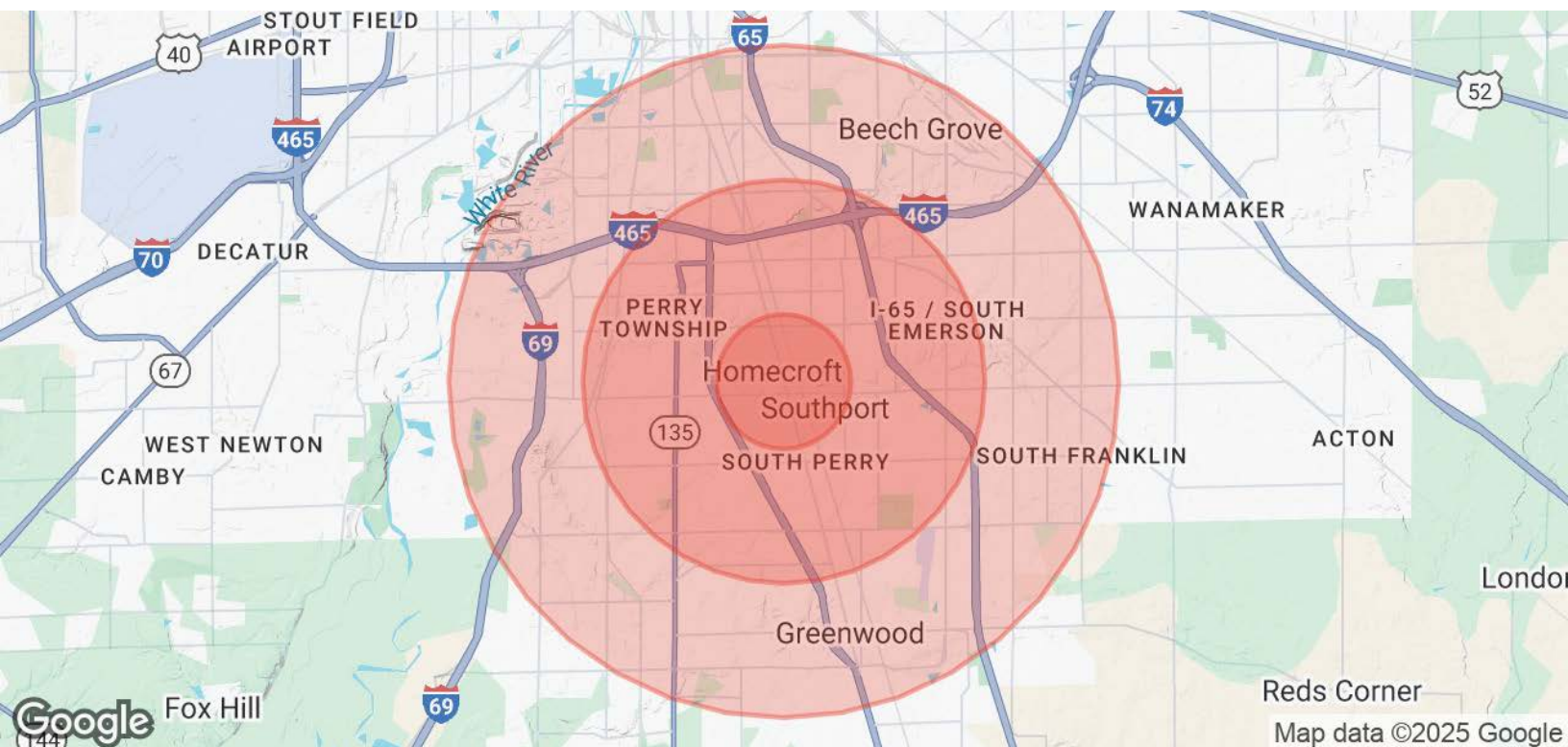




7002 S. Madison Ave.

Indianapolis, IN 46227

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,737	88,662	199,564
Average Age	34.0	36.1	37.3
Average Age (Male)	33.2	35.9	36.6
Average Age (Female)	36.5	37.4	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,957	38,423	84,905
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$60,298	\$62,369	\$67,981
Average House Value	\$124,941	\$136,399	\$146,655

2020 American Community Survey (ACS)

