

RETAIL PROPERTY FOR SALE & LEASE

1209 East 46th Street

Indianapolis, IN 46205

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Located along East 46th Street, this freestanding commercial property offers a flexible setting for office or retail users. The property features dedicated parking, strong street visibility and convenient access to the surrounding Midtown Indianapolis area.

PROPERTY HIGHLIGHTS

- 3,072 SF Freestanding Office / Retail Building
- Dedicated On-Site Parking Lot
- Existing Office / Behavioral Health Buildout
- Monument & Building Signage Opportunities
- E 46th Street Frontage
- Adjacent to the Monon Trail Corridor
- Near College Avenue & Broad Ripple

OFFERING SUMMARY

Sale Price:	\$499,999
Lease Rate:	Inquire for Price
Available SF:	3,072 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	441	1,887	6,319
Total Population	860	3,782	14,094
Average HH Income	\$94,355	\$100,946	\$118,678

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

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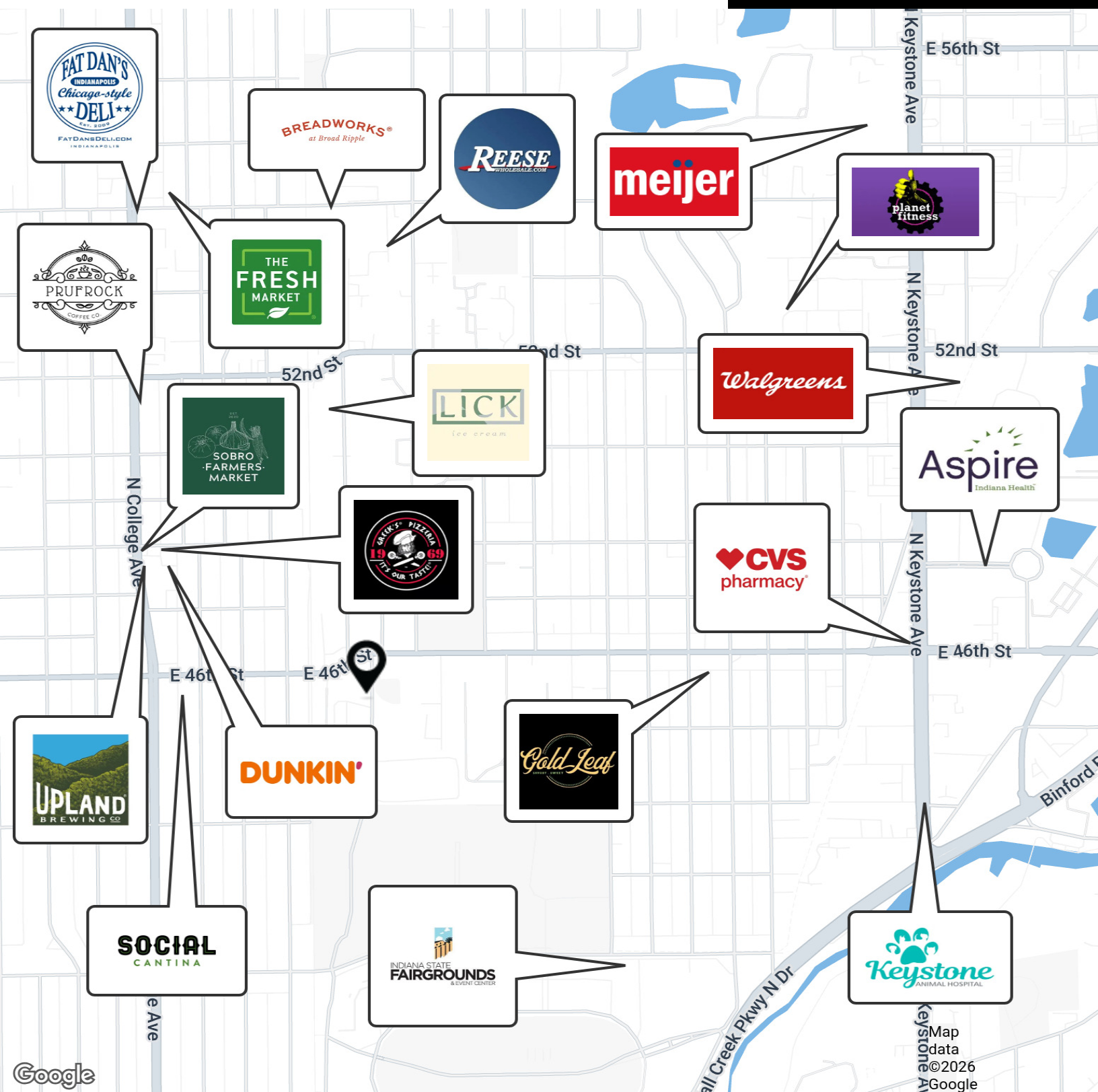
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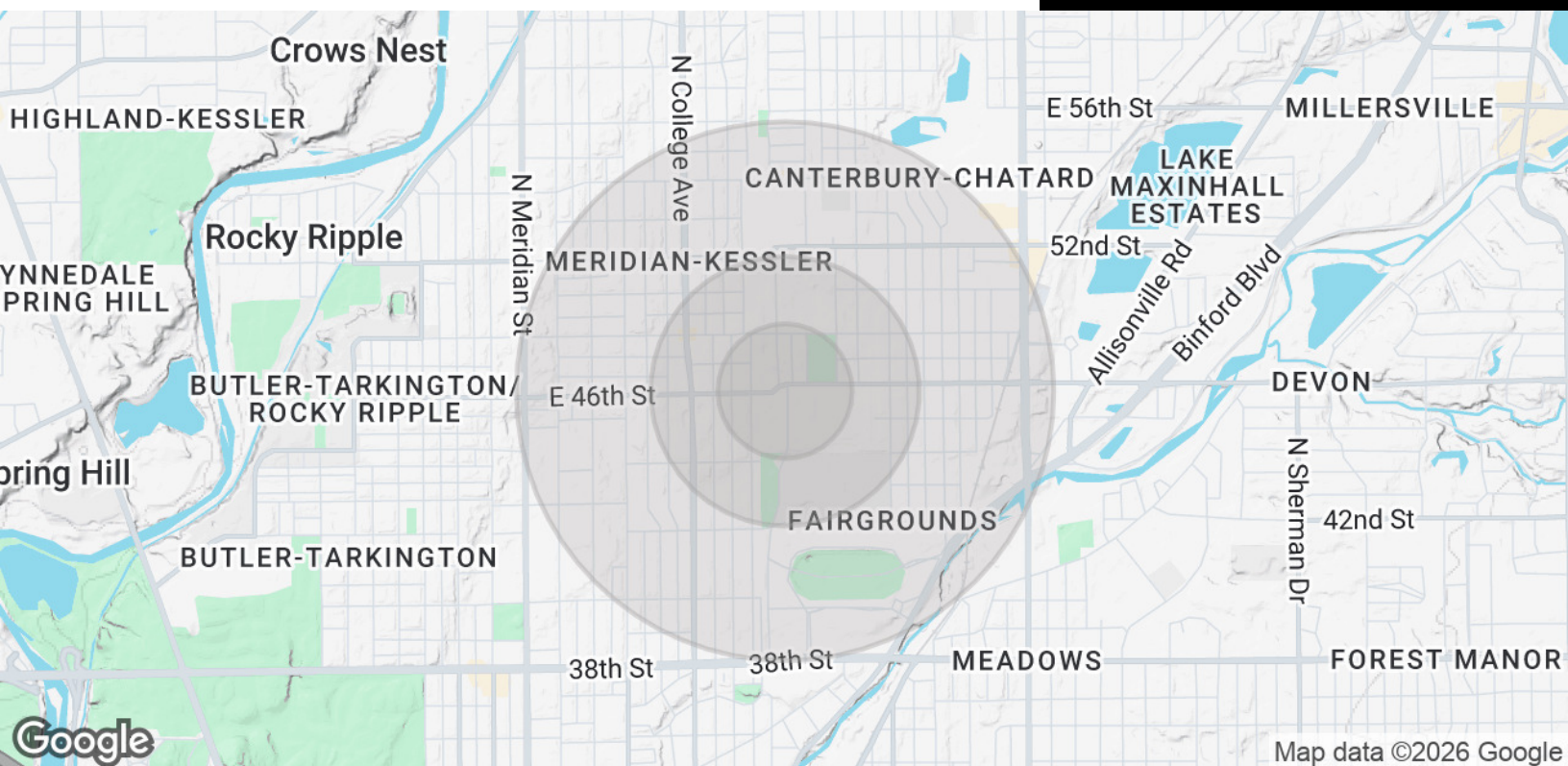
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	860	3,782	14,094
Average Age	32.7	32.8	33.7
Average Age (Male)	32.6	32.2	32.6
Average Age (Female)	30.1	31.9	33.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	441	1,887	6,319
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$94,355	\$100,946	\$118,678
Average House Value	\$296,027	\$304,667	\$346,826

2023 American Community Survey (ACS)

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