

RETAIL PROPERTY FOR SALE & LEASE

**4209-4213 E 62nd St**

Indianapolis, IN 46220

**COOMBES**  
REAL ESTATE



## PROPERTY DESCRIPTION

Versatile retail property with an end-cap suite available for lease and the full property available for purchase. Strong visibility, ample parking and drive-thru or patio potential offer flexibility for a variety of users.

## PROPERTY HIGHLIGHTS

- 1,800 SF End-Cap Suite Available
- 5,400 SF Multi-Tenant Retail Building
- Existing Tenants Providing In-Place Income
- Drive-Thru or Patio Potential
- Excellent Visibility & Signage
- Ample On-Site Parking
- Allisonville Rd & 62nd St Location
- Adjacent to Nickel Plate Trail

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Sale Price:    | \$1,200,000      |
| Lease Rate:    | \$21 SF/yr (NNN) |
| Available SF:  | 1,800 SF         |
| Building Size: | 5,400 SF         |
| Lot Size:      | 21,003 SF        |

## DEMOGRAPHICS

|                   | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 381       | 1,023     | 3,517     |
| Total Population  | 790       | 2,160     | 7,428     |
| Average HH Income | \$92,071  | \$93,906  | \$103,789 |

**Robert Coombes**

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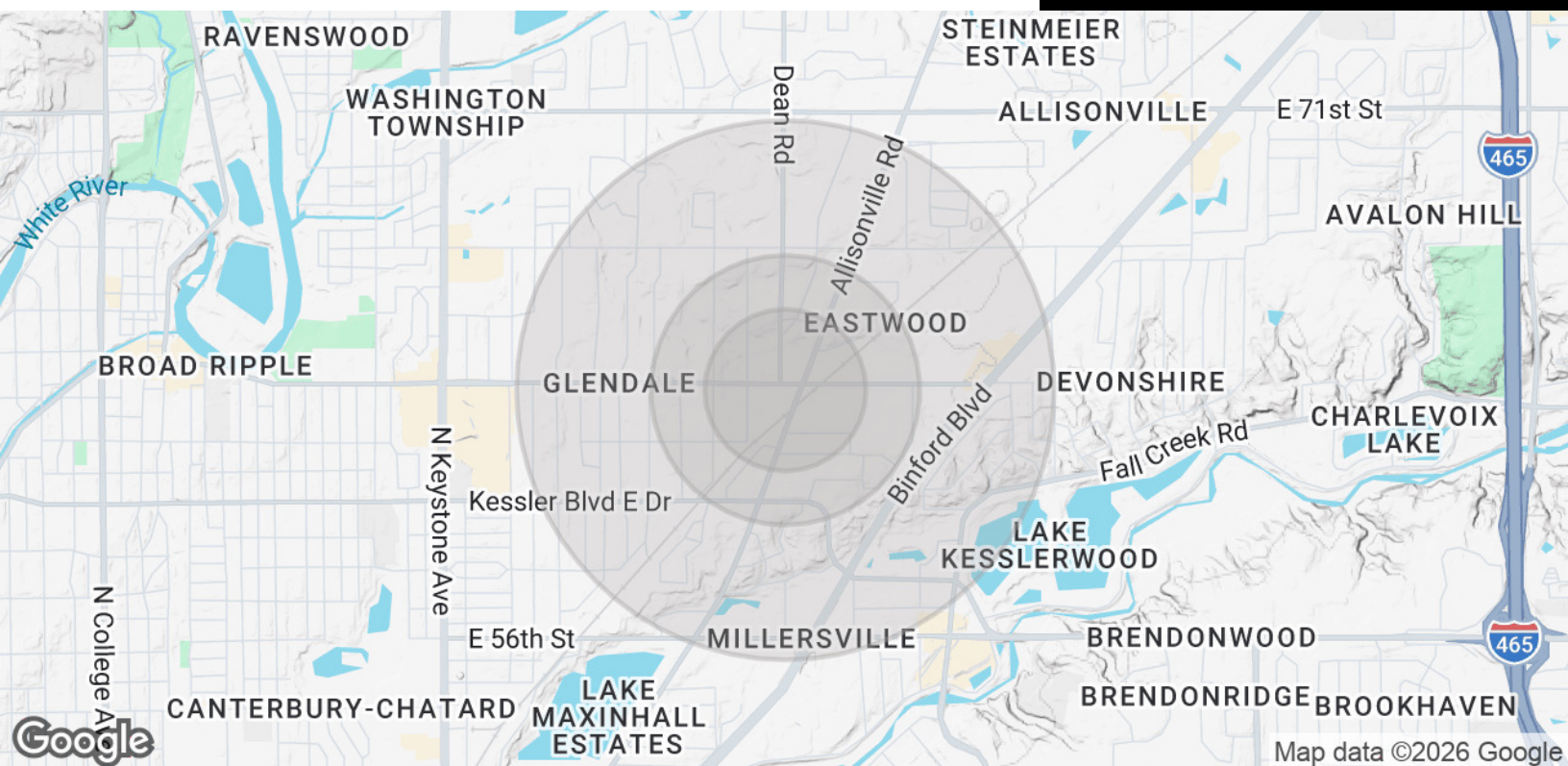
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 790       | 2,160     | 7,428     |
| Average Age          | 41        | 40        | 41        |
| Average Age (Male)   | 40        | 40        | 40        |
| Average Age (Female) | 41        | 40        | 42        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 381       | 1,023     | 3,517     |
| # of Persons per HH  | 2.1       | 2.1       | 2.1       |
| Average HH Income    | \$92,071  | \$93,906  | \$103,789 |
| Average House Value  | \$334,407 | \$341,700 | \$357,885 |

2020 American Community Survey (ACS)

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