

7202 N MICHIGAN RD

Indianapolis, IN 46268

Available January 1, 2024



PROPERTY HIGHLIGHTS

Freestanding building, 10,125 square feet, built 2001

Absolute net lease, Tenant 100% responsible for property expenses, maintenance and upkeep, to include: real estate taxes, property insurance, building and mechanical systems maintenance

1.01 AC (usable) , Zoned C4

Excellent visibility on heavily traveled corridor, 228' along Michigan Road (26,418 VPD)

Signalized corner, with full range of access on 71st Street, and RIRO access off Michigan Road

Pylon Sign, and 60 parking spaces

Ground Lease available, for redevelopment opportunities

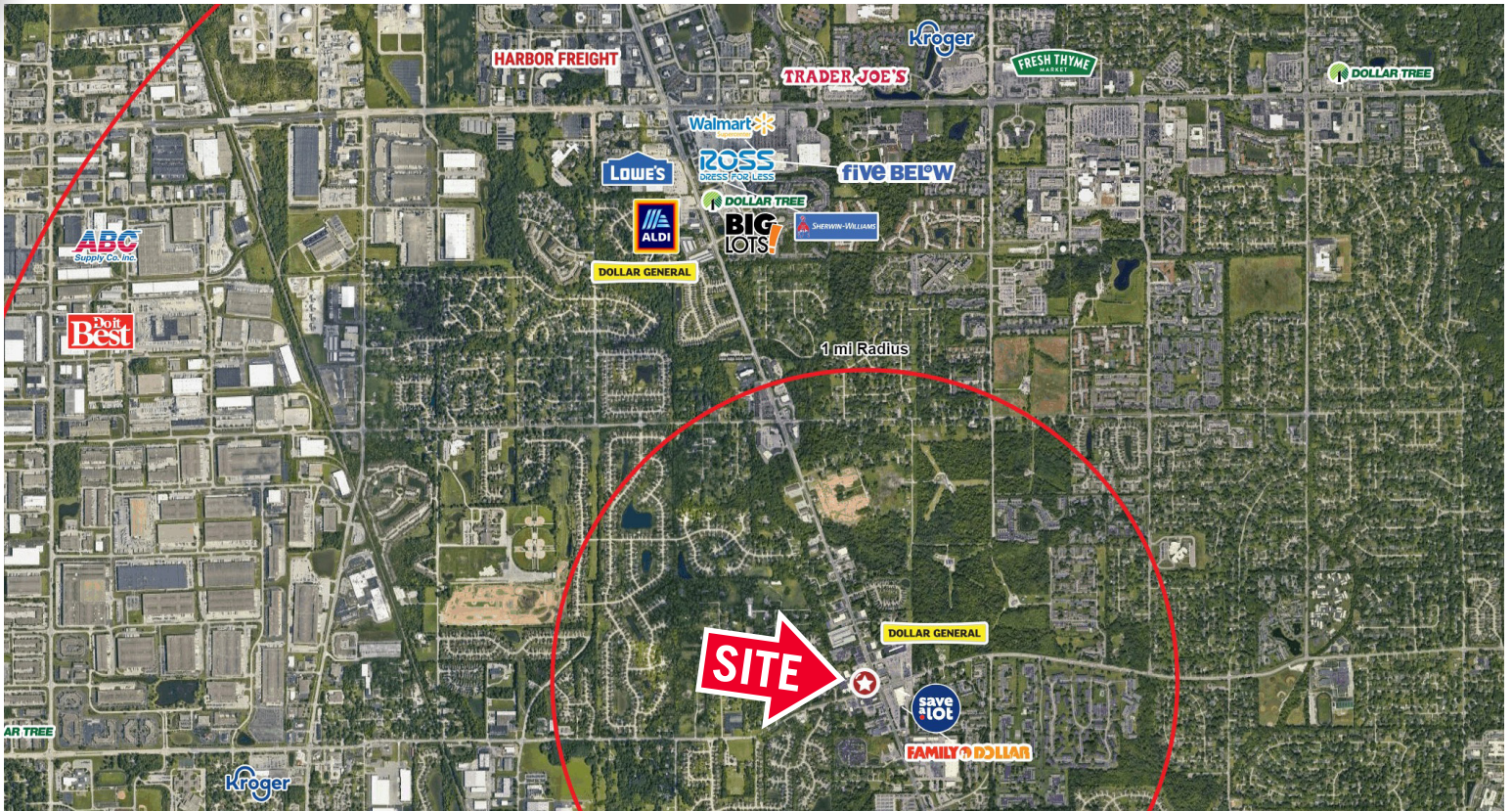
RE Taxes \$25,593.34

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NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	7,021	\$66,388	4,390
3 Miles	76,399	\$88,996	67,708
5 Miles	186,545	\$111,642	177,210

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