

FOR SALE OR LEASE

# SEC S East St & National Ave

3815-3819 S East Street, Indianapolis



**SALE PRICE \$1,725,000**  
**LEASE PRICE \$11/SF NET**

## Property Highlights

- 15,000 SF available for lease
- High-profile signalized corner with pylon sign availability
- Multiple access points from S East Street and National Avenue
- Extremely high traffic count
- Redevelopment opportunity
- Surrounded by established retailers and shopping centers
- University of Indianapolis nearby
- Culver's restaurant under construction on the SEC
- Less than a mile to I-465 interchange with high traffic counts
- Extremely high daytime population
- Surrounded by dense housing with solid incomes

## Contact

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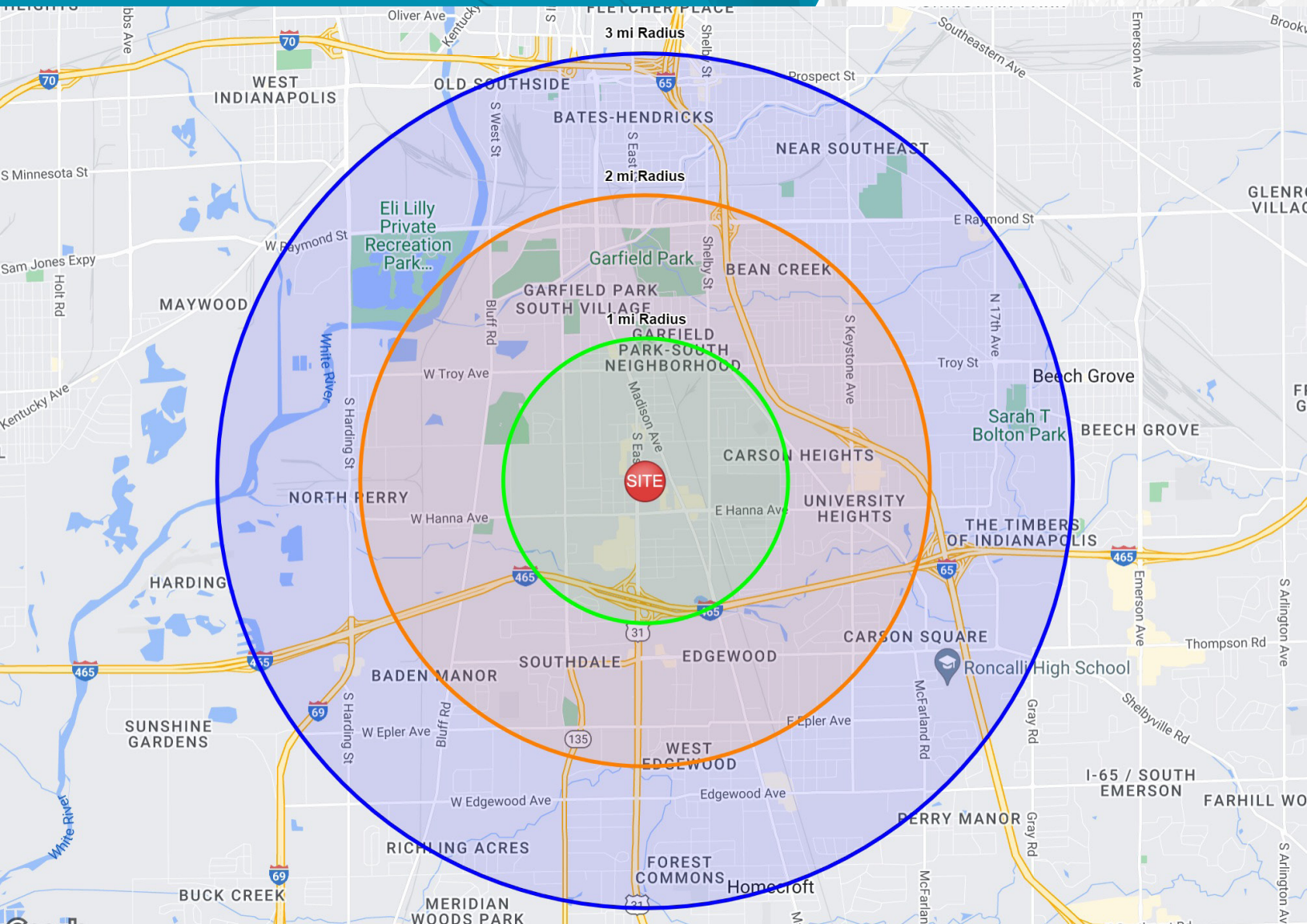
# Aerial

3815-3819 S East St, Indianapolis





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**Demographics**  
 3815-3819 S East St, Indianapolis



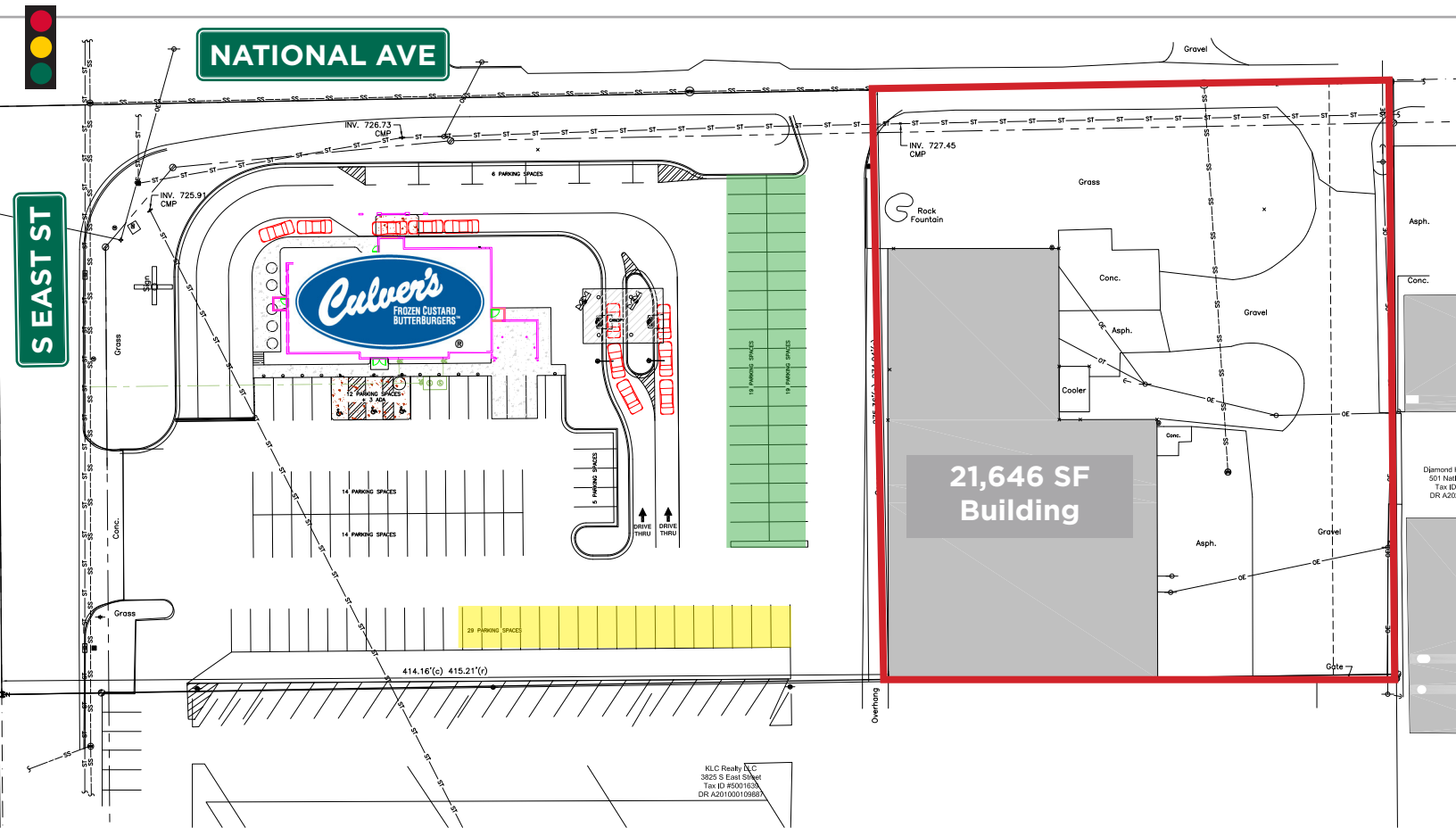
**Demographics - 3-Mile Radius**

Population .....	73,200
Daytime Population .....	45,811
Trade Area Size .....	28.3sq mi
Estimated Households .....	29,137
Total Businesses .....	2,751
Avg. Household Income .....	\$76,428
Median Age .....	34.3
Total Retail Expenditure .....	\$793.65M

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# Conceptual Site Plan

3815-3819 S East Street, Indianapolis



## Redevelopment Information

- Culver's restaurant planned for SEC of S East Street and National Avenue
- Green shaded area on parking field represents shared parking with Culver's restaurant
- Yellow shaded area on parking field represents shared parking with Culver's restaurant
- Red outlined area is the property for sale or lease

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