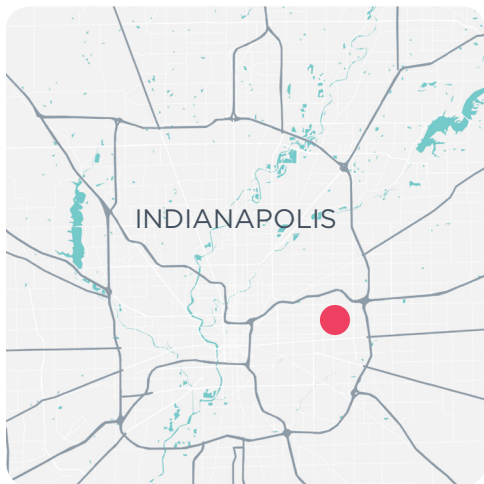


SALE

RETAIL



▶ 2,400 SF ON 0.23 AC // RETAIL ON INDY'S EASTSIDE



### AVAILABLE SPACE

2,400 SF

### SALE PRICE

\$120,000

Catty-corner to Arlington Place Health Campus, a half mile from Community Hospital East, less than half mile from Raytheon, less than 2 miles from the I-70 and I-465 intersection.

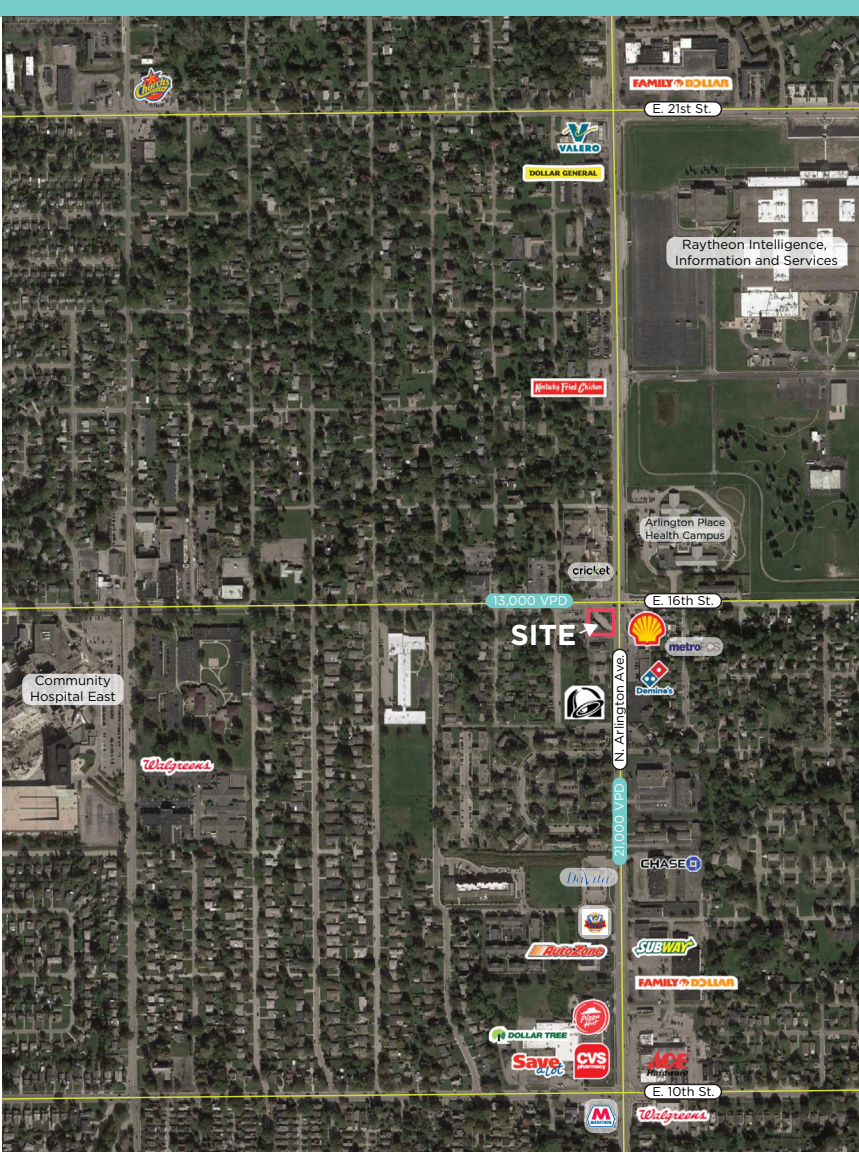
- + 0.23 acres
- + Small loft and basement (not included in square footage)
- + Highly visible from signalized intersection
- + Concrete walls and metal roof - great condition
- + Built in 1991
- + Zoning: C-3

9339 Priority Way West Drive  
Suite 120  
Indianapolis, IN 46240  
317.663.6000

**GREG SMITH**  
Vice President  
O 317.663.6081  
C 317.513.3544  
greg.smith@rcre.com

**TABATHA REID**  
Associate  
O 317.663.6077  
C 951.837.1092  
tabatha.reid@rcre.com





## DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES
Population	13,306	90,310	248,317
Households	5,804	37,472	102,312
Average HH Income	\$48,578	\$43,213	\$46,455
Total Employees	6,534	39,008	125,290

\*SitesUSA 2017 Estimated

**GREG SMITH**  
 Vice President  
 ☎ 317.663.6081  
 ☎ 317.513.3544  
 greg.smith@rcre.com

**TABATHA REID**  
 Associate  
 ☎ 317.663.6077  
 ☎ 951.837.1092  
 tabatha.reid@rcre.com

**RESOURCE**  
 rcre.com

in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

9339 Priority Way West Drive  
 Suite 120  
 Indianapolis, IN 46240  
 317.663.6000