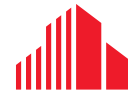


FOR SALE

5.87 AC Signalized Corner
5252 W. 38th Street, Indianapolis, IN



**CUSHMAN &
WAKEFIELD**

meijer

SITE



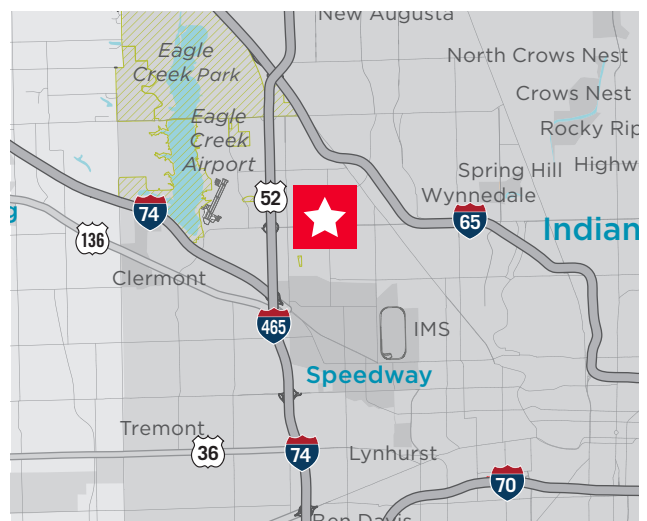
W 38TH STREET

\$2,950,000 SALE PRICE

PROPERTY HIGHLIGHTS

Former Chevrolet Dealership
5252 W. 38th Street
Indianapolis, IN 46254

- 33,000 SF Building on 5.87 AC
- 530 feet of frontage along 38th Street
- Excellent visibility
- Signalized access
- Incredible pylon signage
- Zoned C5
- High traffic counts
- Located between I-465 and I-65
- Redevelopment opportunity



Contact

BILL FRENCH

Executive Director
+1 317 639 0430
bill.french@cushwake.com

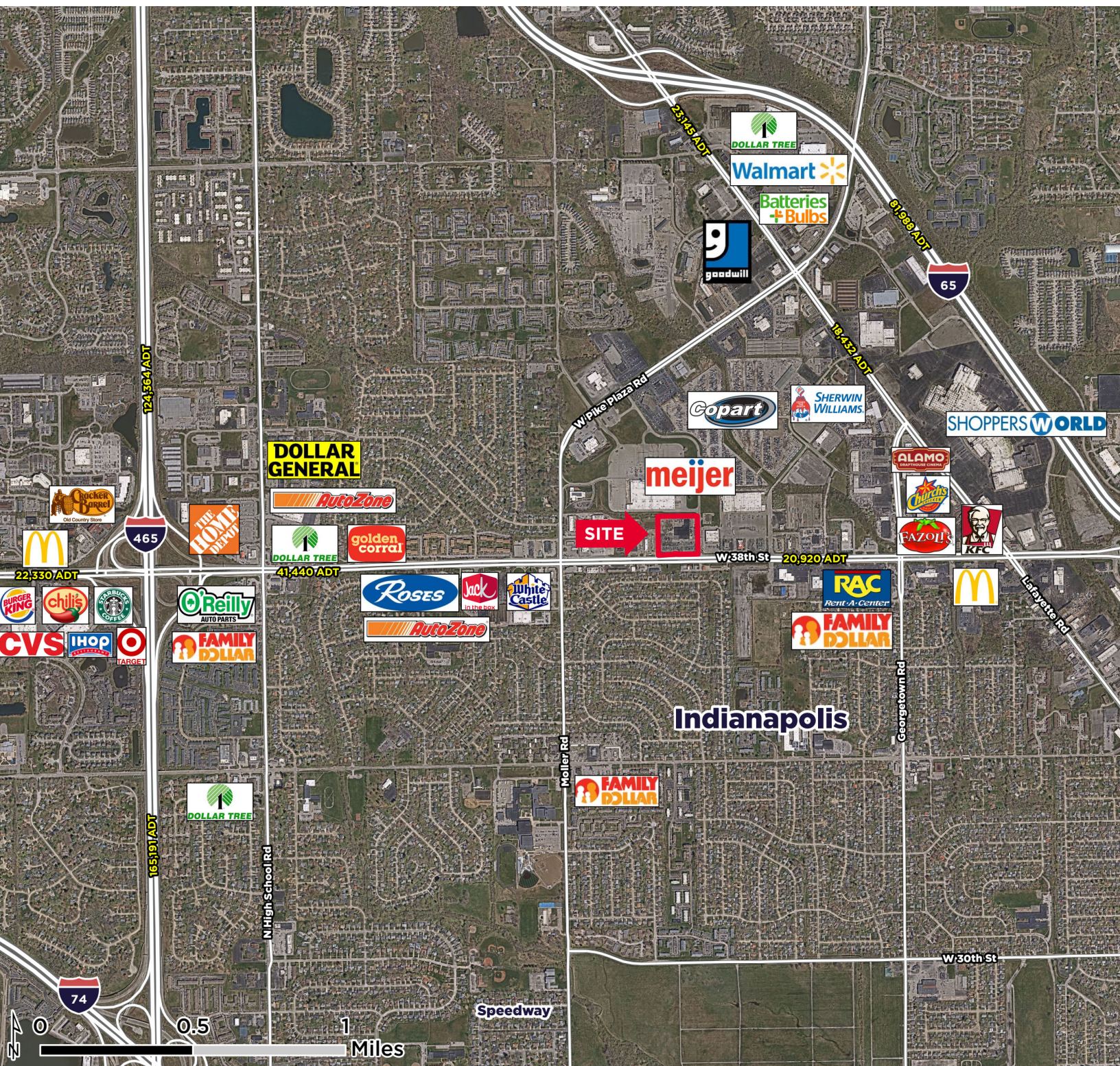
PATRICK B. LINDLEY, SIOR

Vice Chair
+1 317 639 0457
patrick.lindley@cushwake.com

One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
Fax +1 317 639 0504

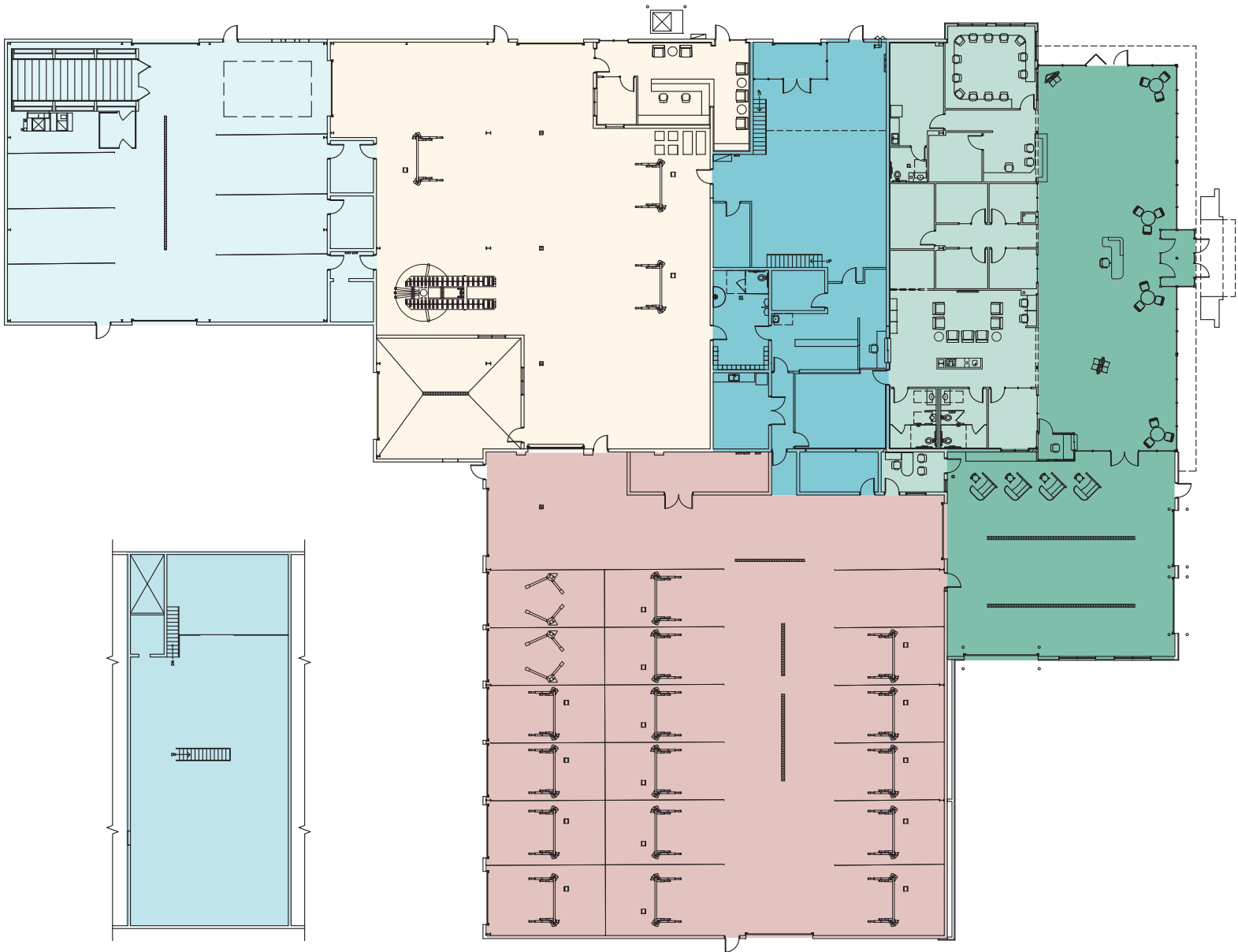
AERIAL

5252 W 38th Street, Indianapolis, IN



SITE PLAN

5252 W 38th Street, Indianapolis, IN

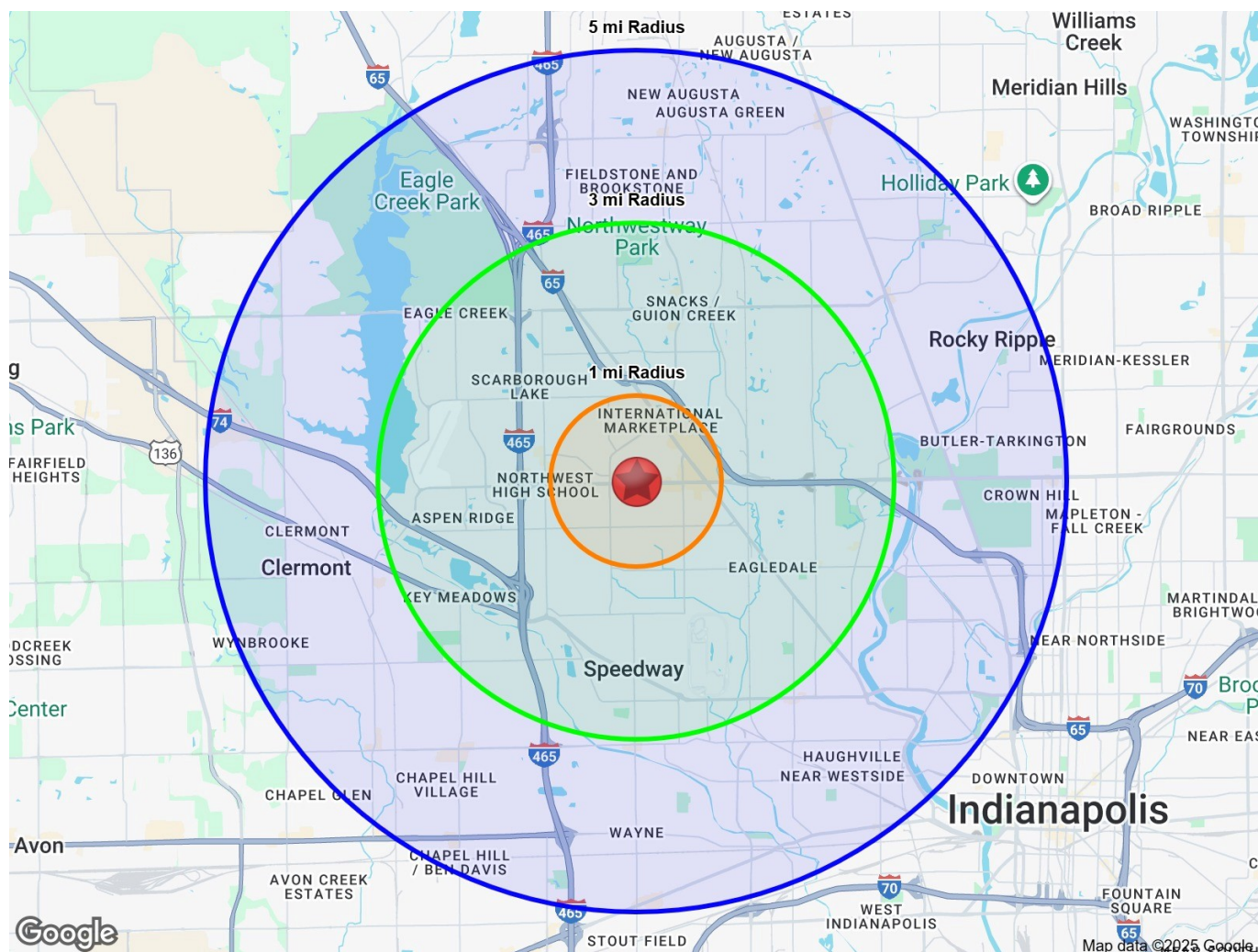


OVERALL MEZZANINE FLOOR PLAN

OVERALL FIRST FLOOR PLAN

DEMOGRAPHICS

5252 W 38th Street, Indianapolis, IN



DEMOGRAPHICS - 5-MILE RADIUS

Population	235,617
Daytime Population	162,056
Estimated Households	93,089
Avg Household Income	\$85,050
Median Age	33

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