

5071 E. 10TH STREET

INDIANAPOLIS, IN 46201

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

5,984 SF

Building Size:

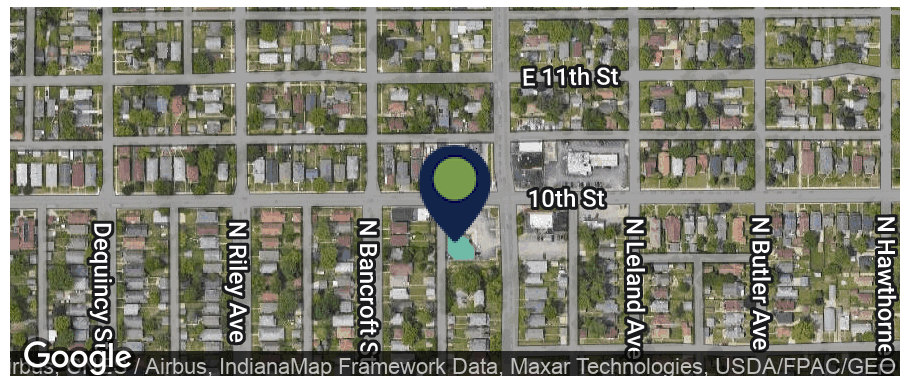
6,000 SF

Lease Rate:

Negotiable

PROPERTY OVERVIEW

Strong visibility on the southwest corner of 10th St and Emerson Ave with up to 5982 Sq Ft available



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

INDIANAPOLIS, IN 46201

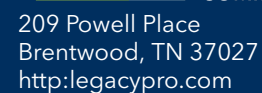
LEGEND

Available

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,984 SF	Lease Rate:	Currently Occupied Inquire if Interested

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
5071 E. 10TH STREET	Available	5,984 SF	NNN	Currently Occupied Inquire if Interested	-
5071 E. 10TH STREET	Available	5,984 SF	NNN	Currently Occupied Inquire if Interested	-

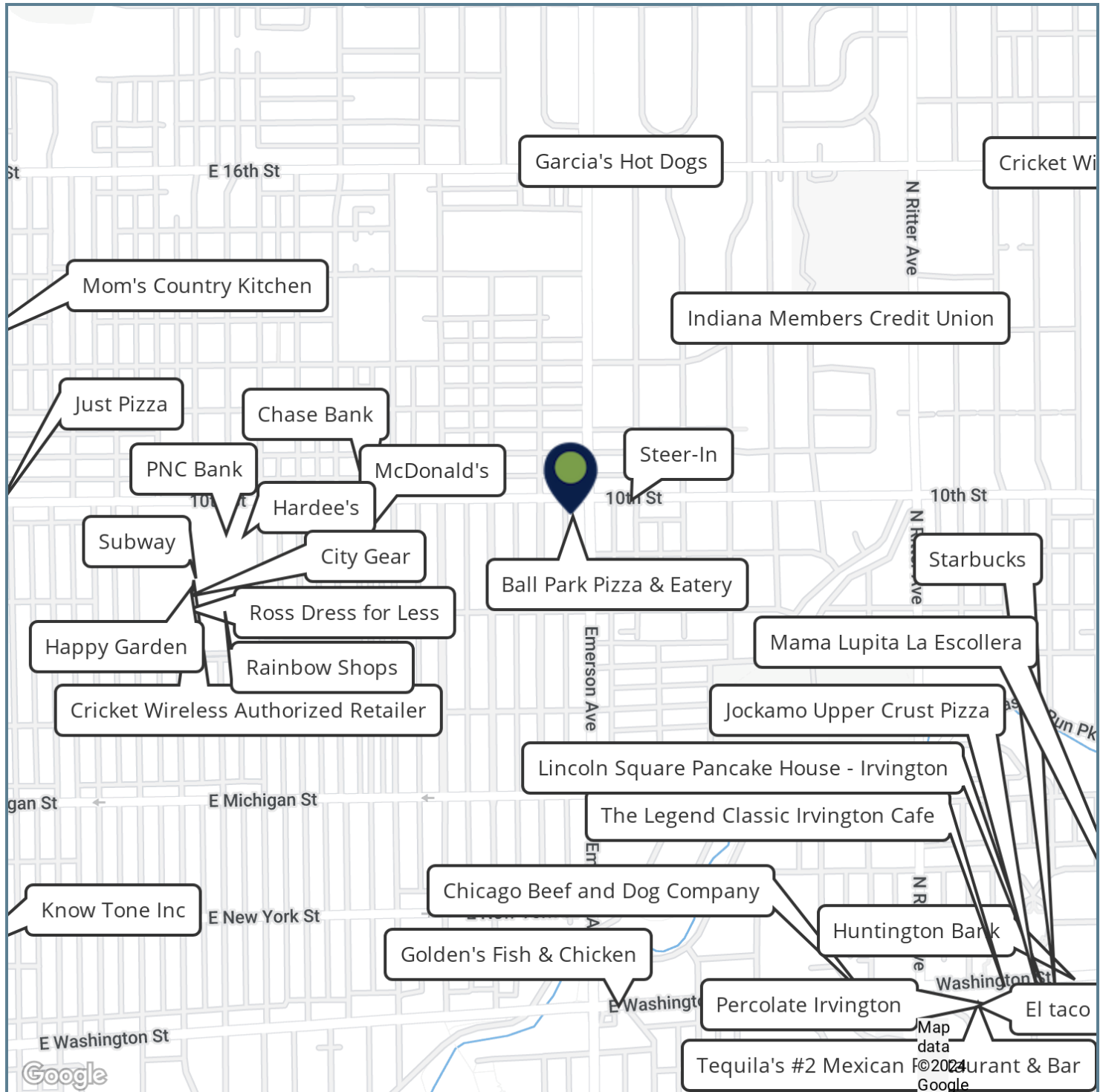
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RETAILER MAP



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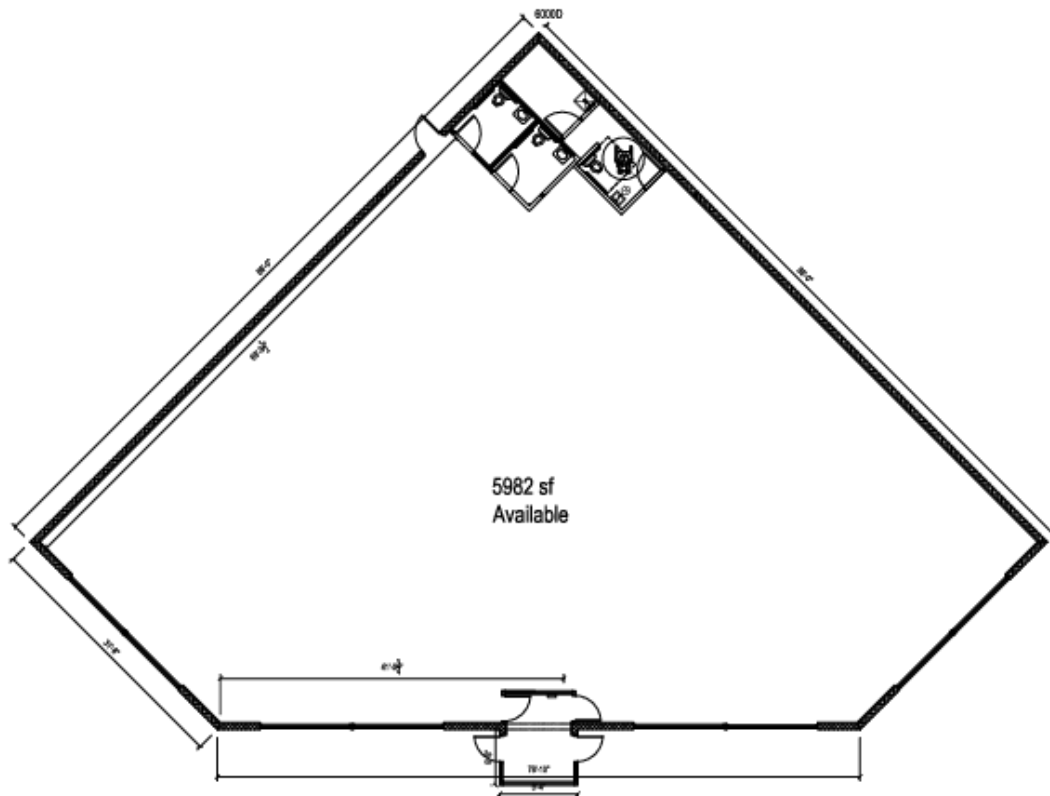
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FLOOR PLANS



#456 Indianapolis, IN
5071 E. 10TH STREET, Indianapolis, IN 46201
Floor Plan

***EXISTING CONDITIONS: V.L.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 11/12/2009

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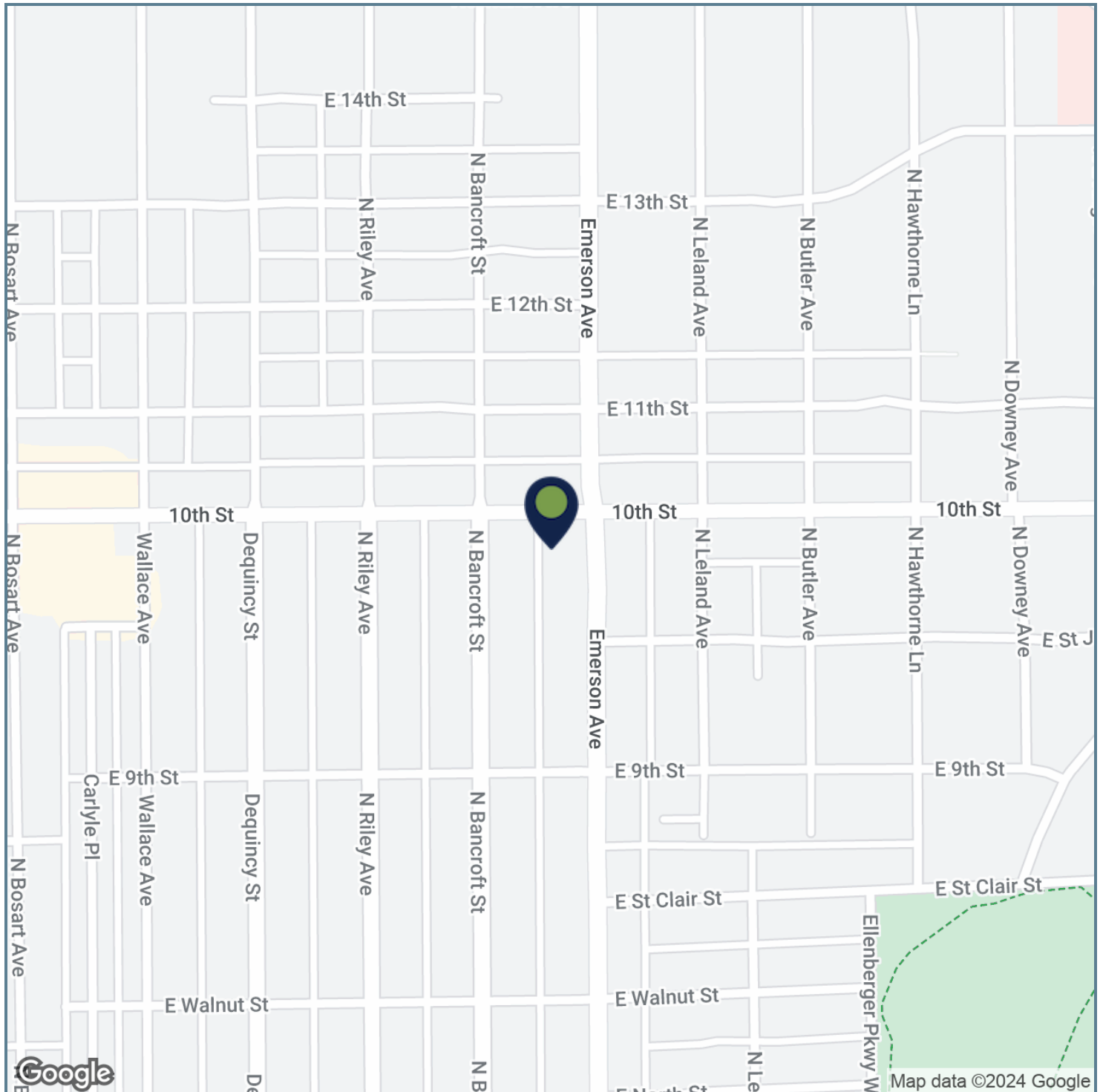
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,059	94,910	241,631
Median age	38.2	35.8	36.1
Median age (Male)	35.6	33.7	33.9
Median age (Female)	40.9	37.8	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,243	37,801	98,058
# of persons per HH	2.4	2.5	2.5
Average HH income	\$50,486	\$40,154	\$43,661
Average house value	\$101,627	\$94,093	\$102,330

* Demographic data derived from 2020 ACS - US Census

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