

# 6005 E. THOMPSON RD.

6005 E. THOMPSON RD., INDIANAPOLIS, IN 46237

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

## PROPERTY OVERVIEW

Strong visibility on the southeast corner of Thompson Rd and S Arlington Ave with up to 7038 Sq Ft available

Lease Rate:

Currently Occupied |  
Inquire if Interested

Building Size:

12,738 SF



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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COMMERCIAL PROPERTY

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

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ADDITIONAL PHOTOS



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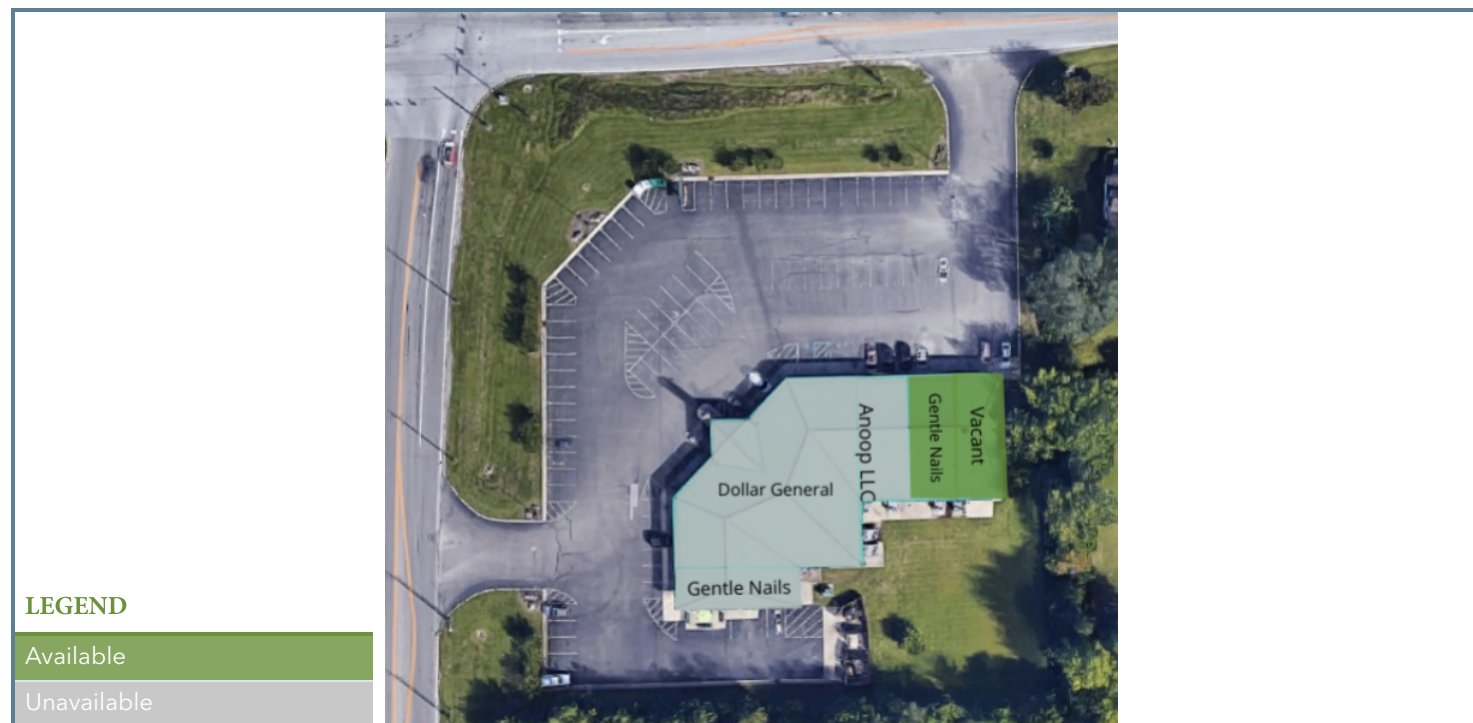
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PLANS



## LEASE INFORMATION

|              |   |             |                                            |
|--------------|---|-------------|--------------------------------------------|
| Lease Type:  | - | Lease Term: | Negotiable                                 |
| Total Space: | - | Lease Rate: | Currently Occupied   Inquire if Interested |

## AVAILABLE SPACES

| SUITE                | TENANT         | SIZE     | TYPE | RATE | DESCRIPTION |
|----------------------|----------------|----------|------|------|-------------|
| 6005 Thompson Rd     | Anoop LLC      | 1,500 SF | NNN  | -    | -           |
| 6005 E. Thompson Rd. | Dollar General | 9,738 SF | NNN  | -    | -           |
| 6005 E. Thompson Rd. | Gentle Nails   | 1,500 SF | NNN  | -    | -           |

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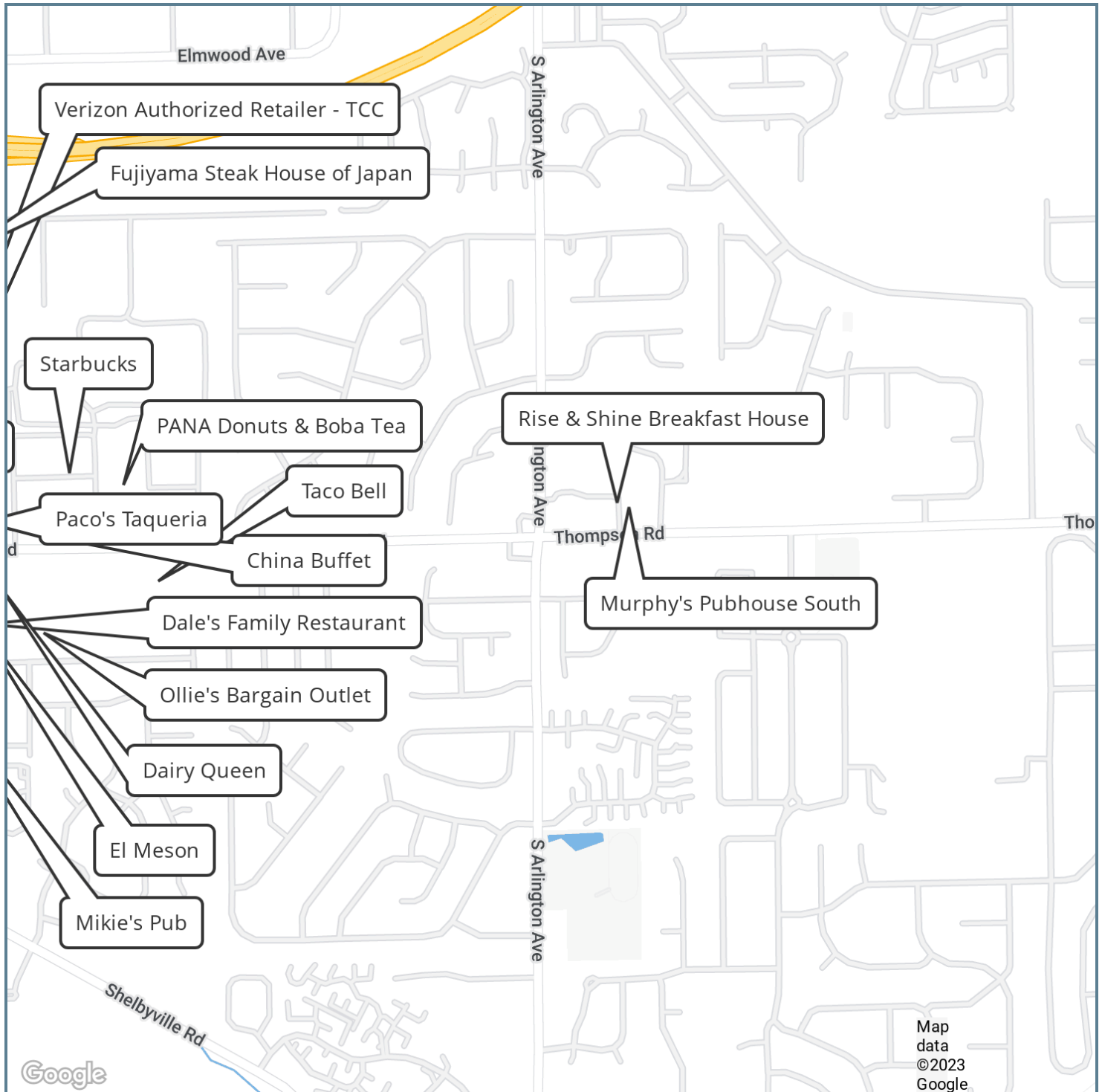
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## RETAILER MAP



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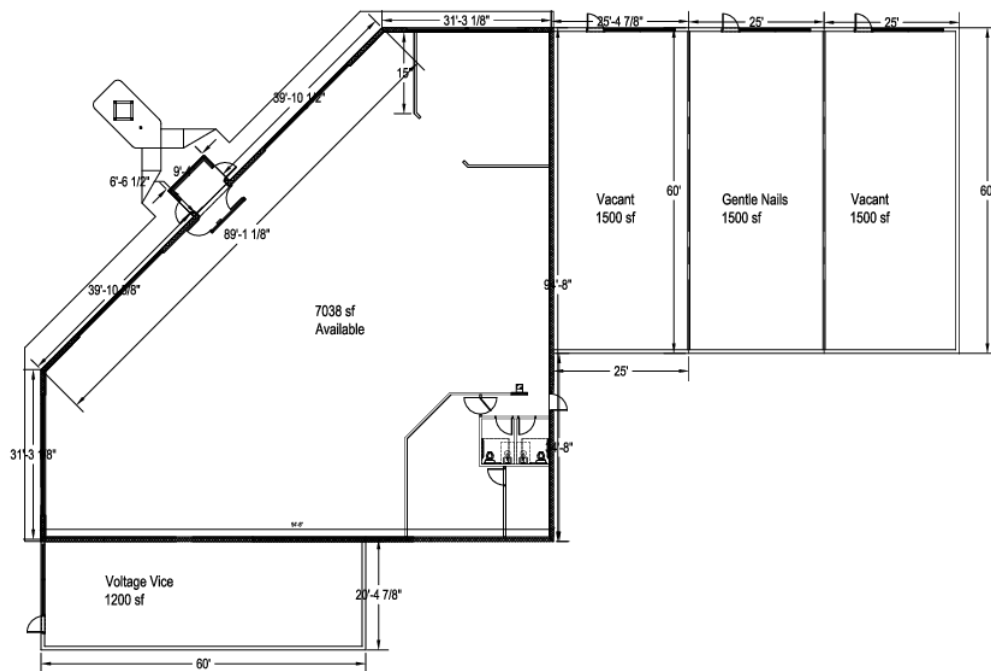
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## FLOOR PLANS



#340 Indianapolis, IN  
6005 E THOMPSON RD., INDIANAPOLIS, IN 46237  
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: 11/11/2020

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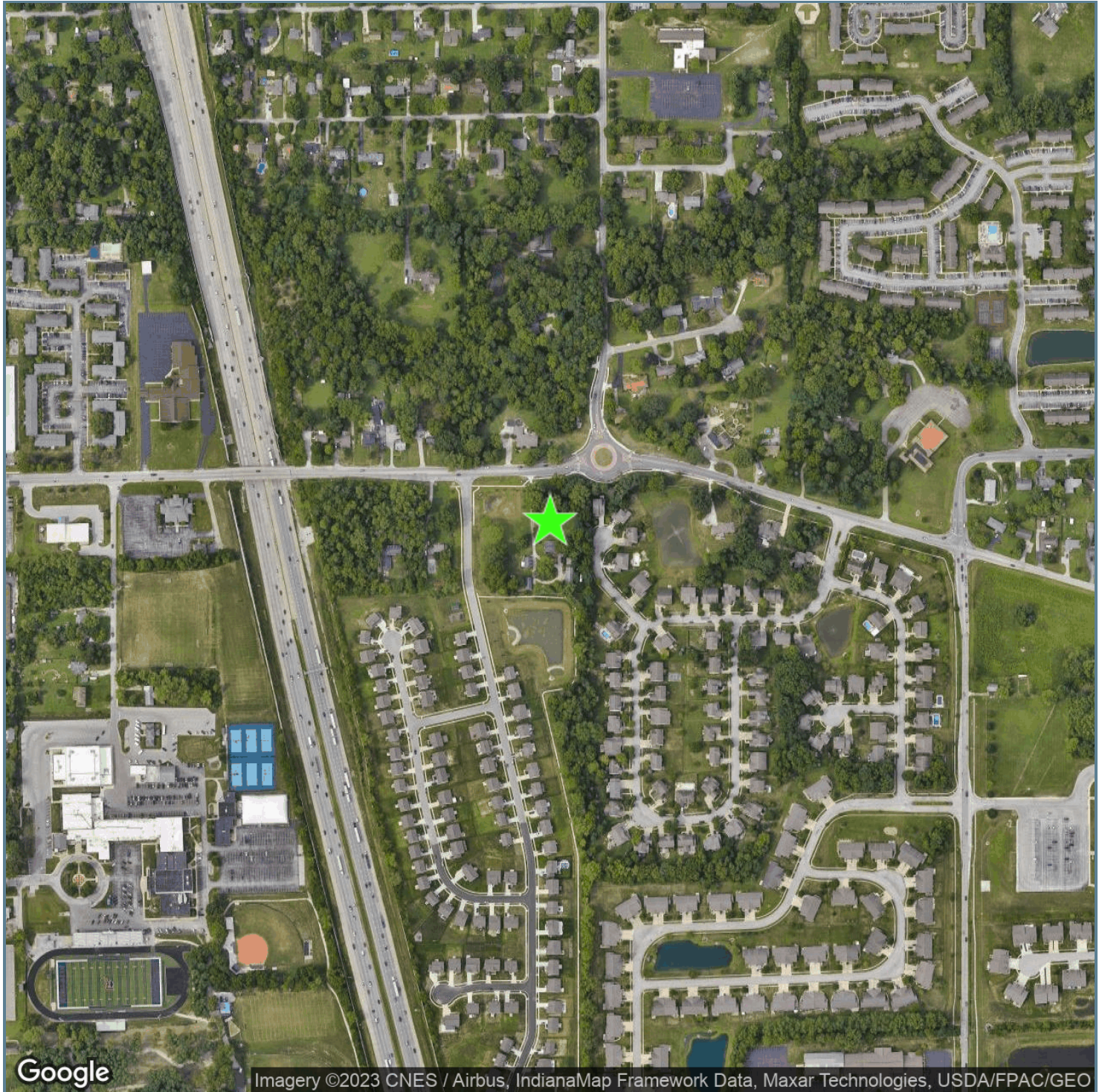
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LOCATION MAPS



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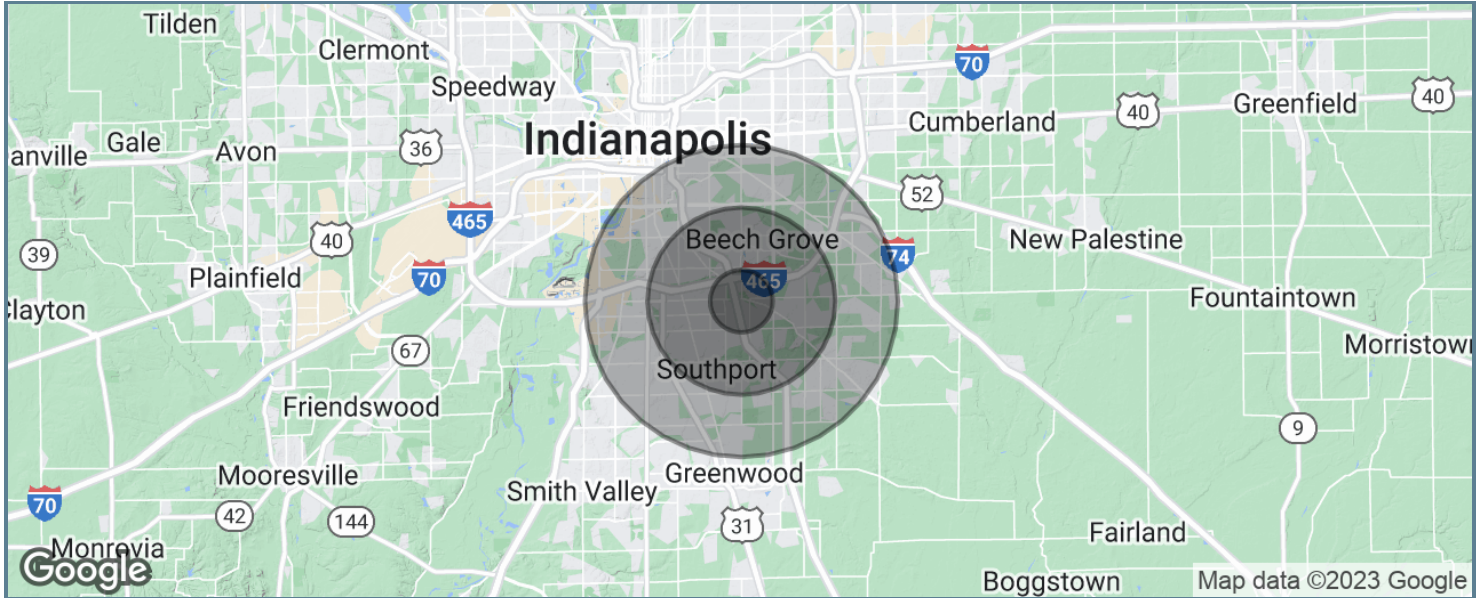
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

|                     |       |        |         |
|---------------------|-------|--------|---------|
| Total population    | 9,449 | 81,256 | 203,369 |
| Median age          | 37.9  | 36.6   | 35.7    |
| Median age (Male)   | 36.3  | 35.8   | 34.7    |
| Median age (Female) | 39.6  | 37.1   | 36.8    |

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,335     | 35,066    | 87,305    |
| # of persons per HH | 2.2       | 2.3       | 2.3       |
| Average HH income   | \$60,713  | \$58,939  | \$61,299  |
| Average house value | \$139,717 | \$142,101 | \$143,784 |

\* Demographic data derived from 2020 ACS - US Census

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