

2235 S. SHELBY ST

INDIANAPOLIS, IN 46203

PROPERTY SUMMARY



LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 2235 S. SHELBY ST, located in the heart of Indianapolis, IN. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Indianapolis. Reach out to our team for further information and arrange a showing.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	
Building Size:	7,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,886	35,658	91,597
Total Population	14,993	92,431	229,731
Average HH Income	\$37,124	\$43,078	\$45,832

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
Brentwood, TN 37027
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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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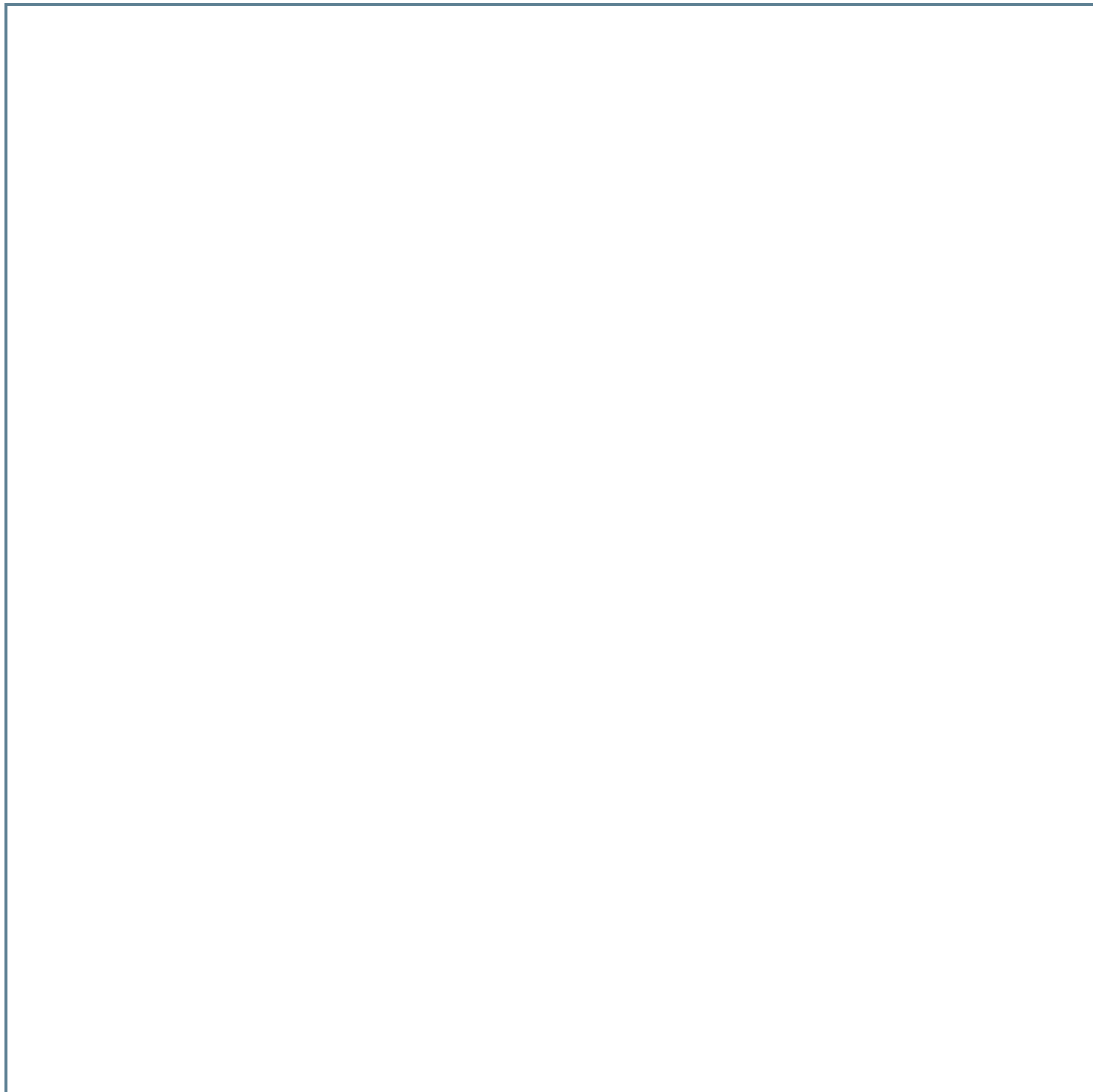
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RETAILER MAP



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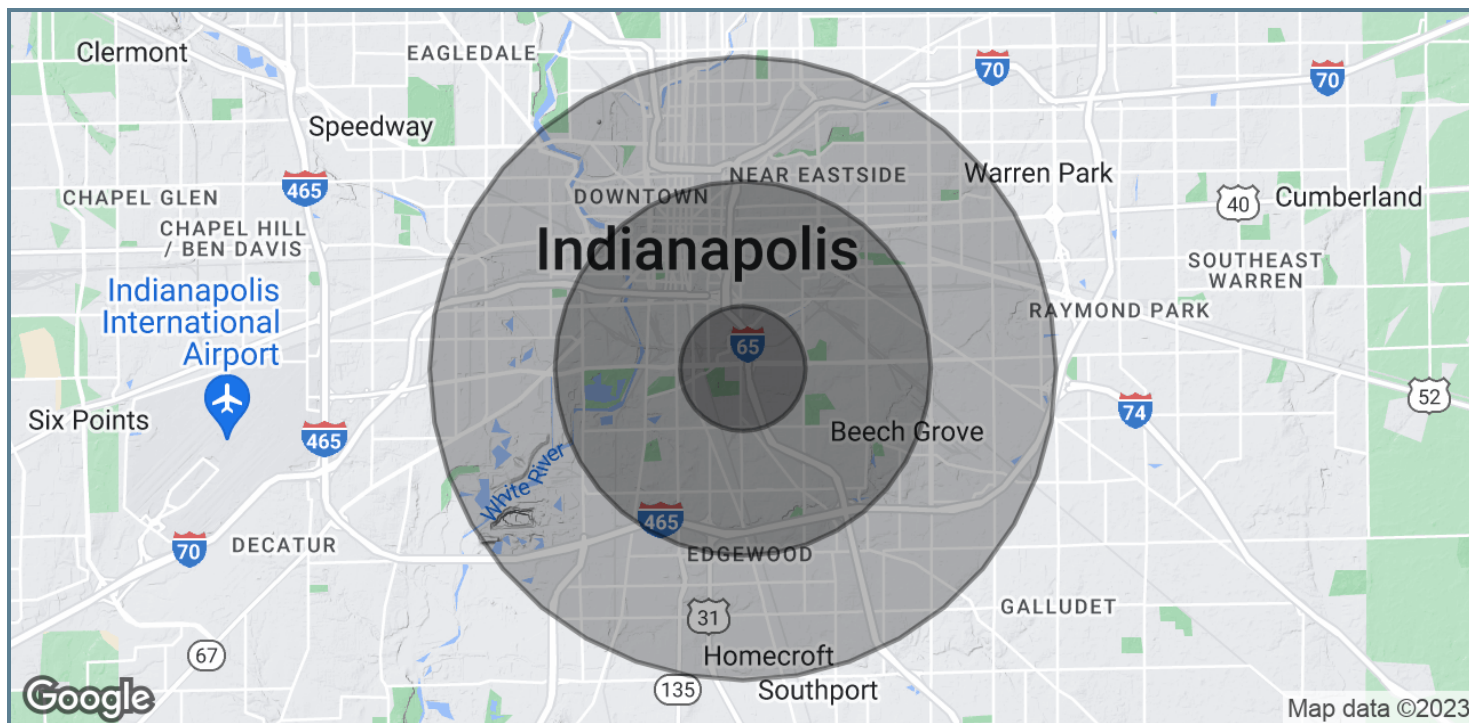
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,993	92,431	229,731
Average Age	35.2	33.1	33.8
Average Age (Male)	36.0	32.6	33.0
Average Age (Female)	35.7	34.0	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,886	35,658	91,597
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$37,124	\$43,078	\$45,832
Average House Value	\$71,981	\$84,459	\$105,167

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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