

7301 ROCKVILLE RD.

7301 ROCKVILLE RD., INDIANAPOLIS, IN 46214

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 7301 ROCKVILLE RD. in Indianapolis, IN. This well-managed retail or office space has strong visibility on the SW corner of Rockville Rd & N Girls School Rd with up to 4257 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. Give our team of Marion County leasing experts a call at 847-904-9200 to get more info about renting this property.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	4,297 SF
Building Size:	7,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,032	29,303	73,859
Total Population	8,631	72,702	183,582
Average HH Income	\$61,249	\$59,018	\$57,487

Presented By:

Legacy Commercial Property

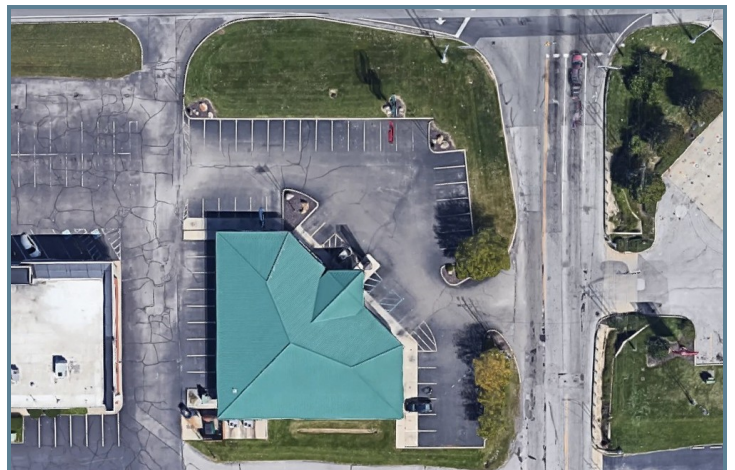
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	4,297 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7301 Rockville Rd	-	4,297 SF	NNN	-	-
7301 Rockville Rd.	BelFlex Staffing Network	2,743 SF	NNN	-	-

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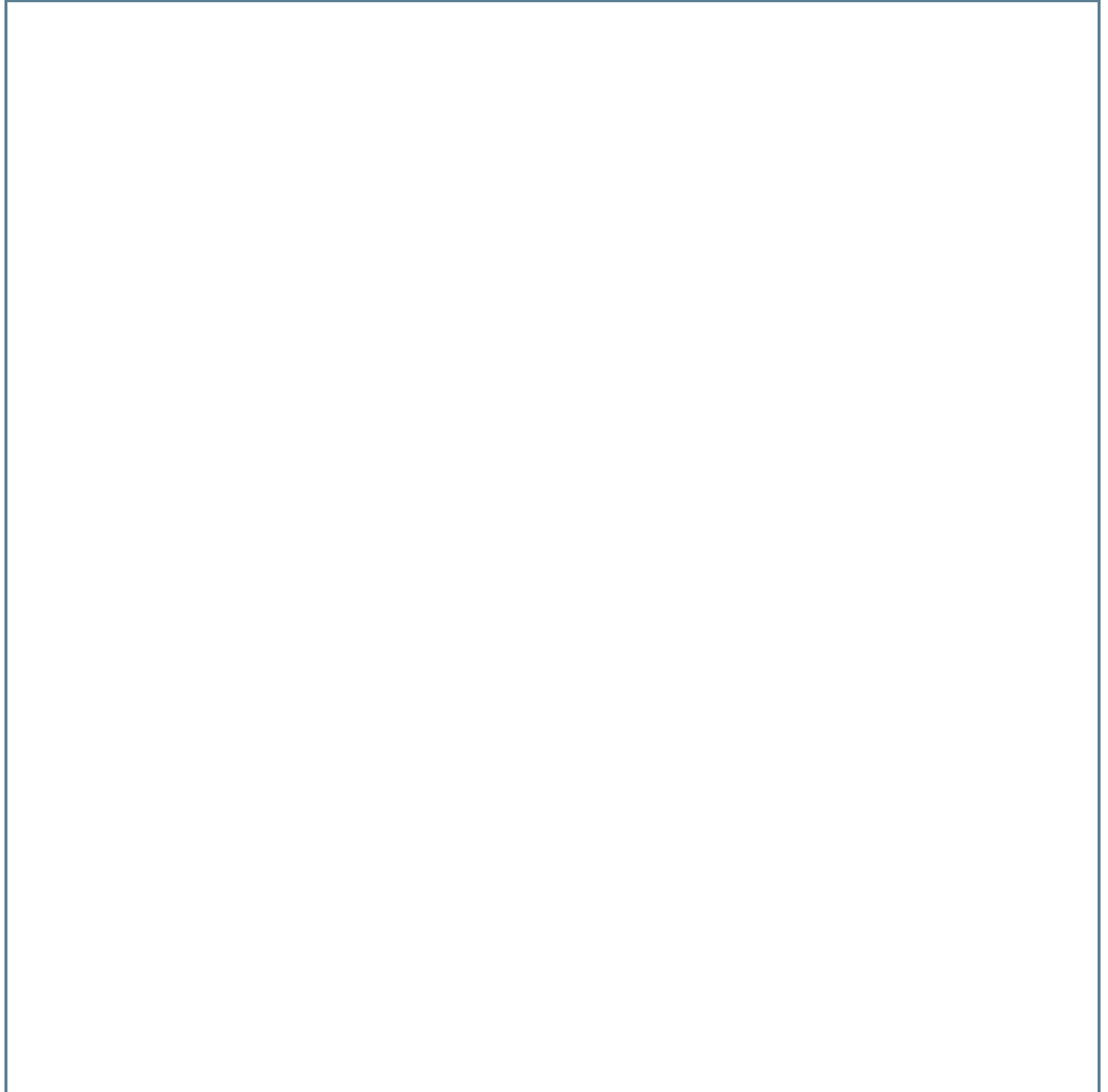
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RETAILER MAP



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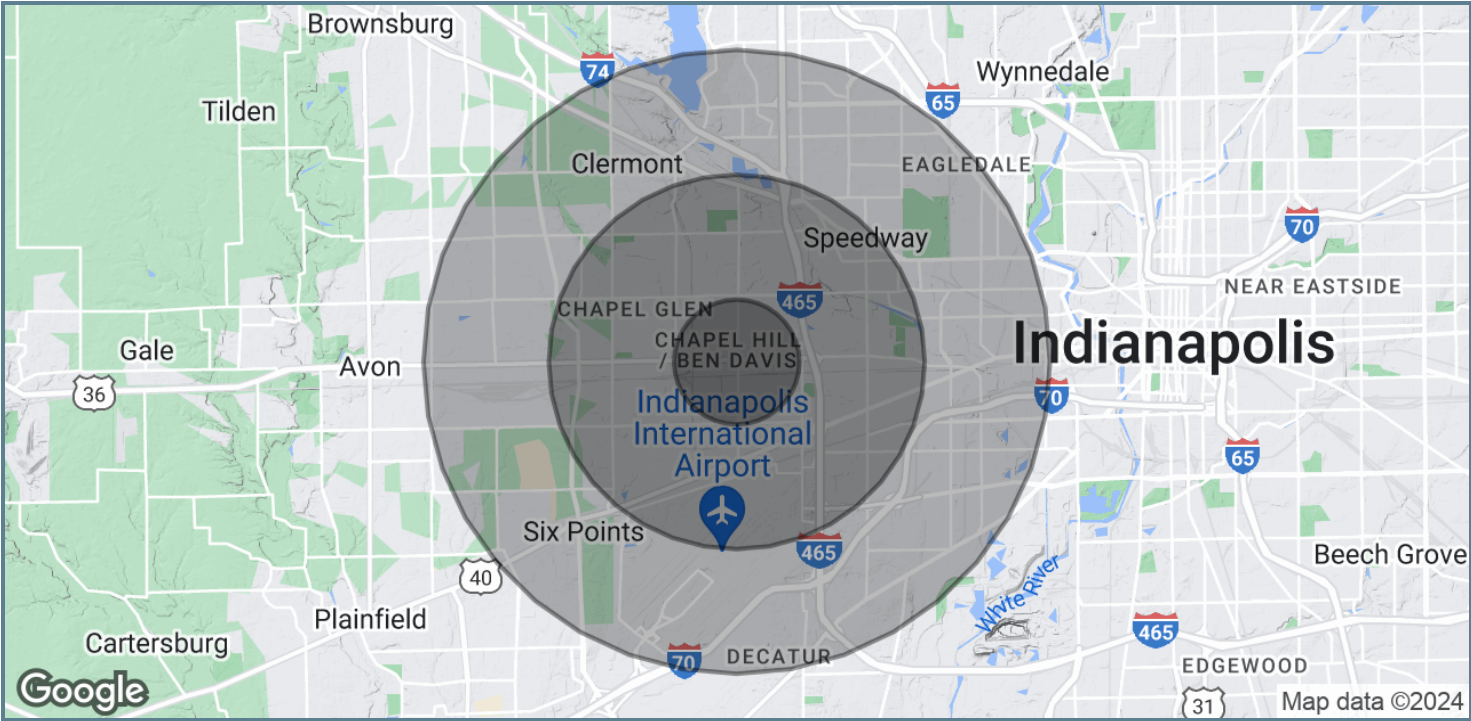
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,631	72,702	183,582
Average Age	39.1	35.3	34.0
Average Age (Male)	39.1	34.4	32.6
Average Age (Female)	39.6	35.1	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,032	29,303	73,859
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$61,249	\$59,018	\$57,487
Average House Value	\$119,575	\$108,521	\$109,038

* Demographic data derived from 2020 ACS - US Census

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

