

## OFFICE FOR LEASE

# SOUTHPLEX CENTRE

8523 Madison Ave, Indianapolis, IN 46227



### PROPERTY DESCRIPTION

Commercial Space For Lease: Multi-Use Office Building with 2,500 Sqft. AVAILABLE NOW ! Waiting Room, Large open space, 4 Offices or Exam Rooms, and 2 Restrooms, Plenty of Parking, and Easy Access with it being Located on the corner of Madison Ave and Stop 12 a Signaled Intersection. Perfect for Medical Office, Lab, Training Center, or any other professional business.

### PROPERTY HIGHLIGHTS

- EASY ACCESS
- PROFESSIONAL OFFICE / READY
- 32x25 LARGE "BULL PEN" AREA
- WAITING ROOM
- RECEPTIONIST AREA
- CLOSE TO GREENWOOD PARK MALL

### OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (MG)
Number of Units:	1
Available SF:	2,500 SF
Building Size:	10,000 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,780	31,972	76,307
Total Population	11,714	77,752	189,494
Average HH Income	\$46,079	\$61,086	\$63,315

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Shelly Johnson Real Estate Broker 317.883.9125  
Kayla Johnson Real Estate Broker 317.4306995



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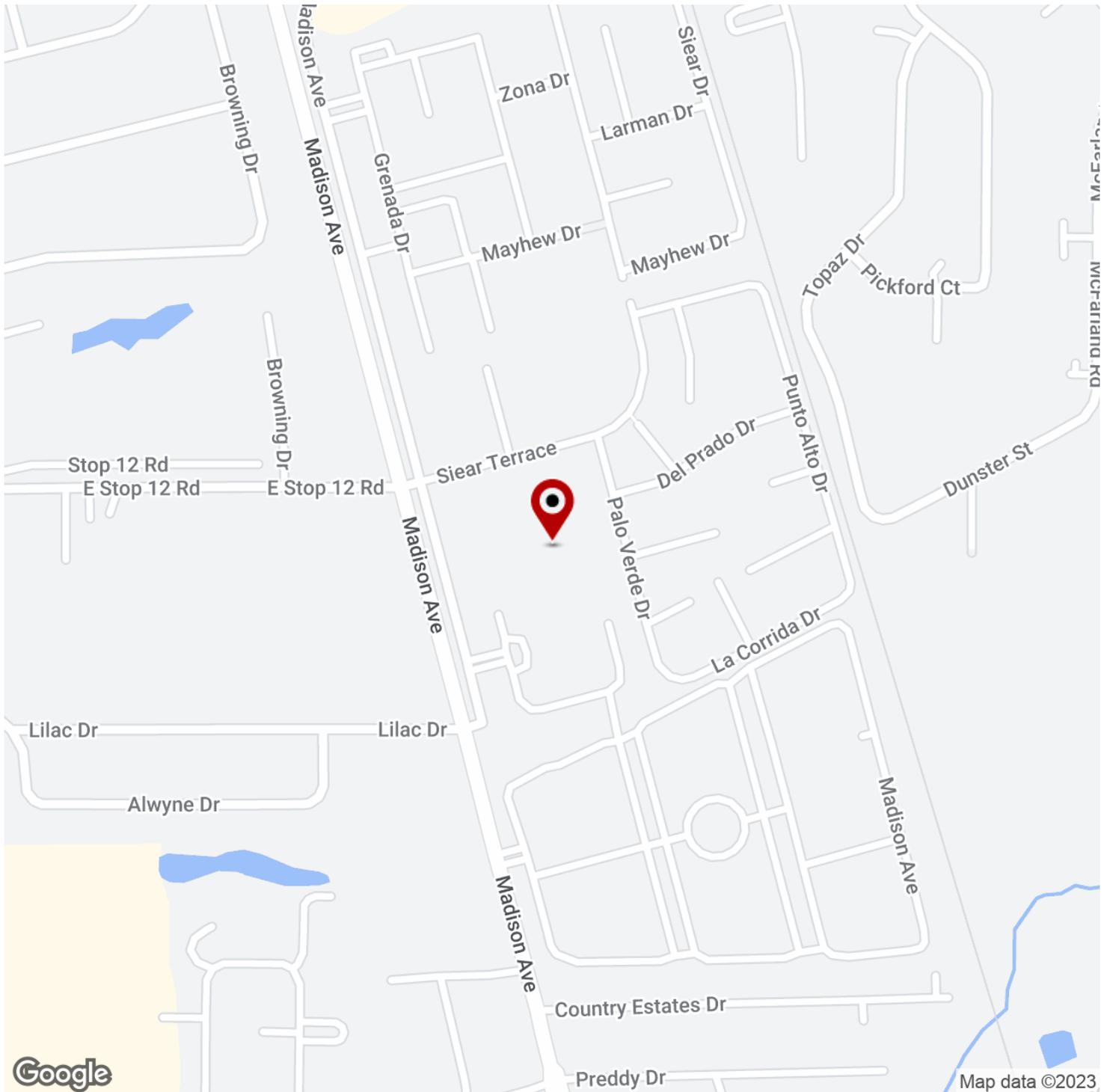
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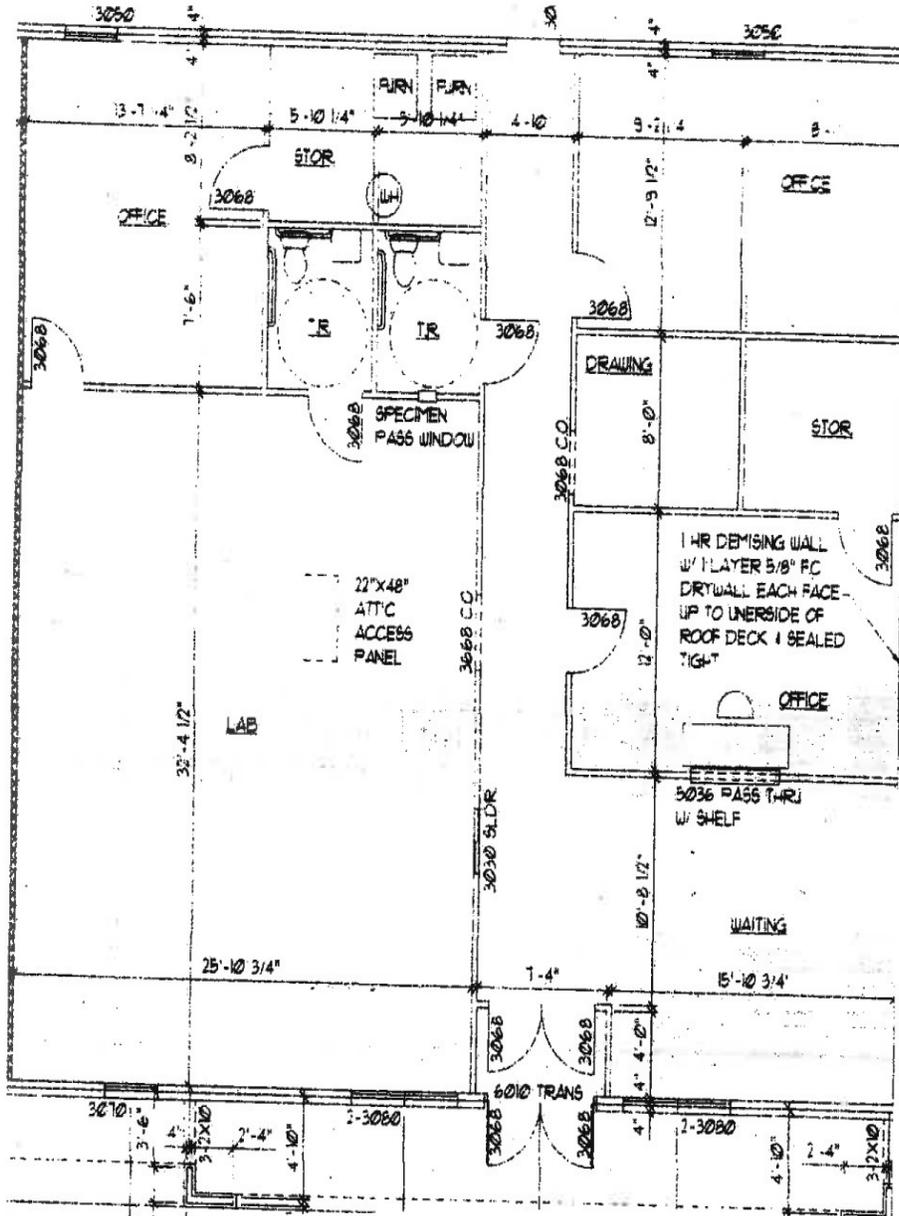
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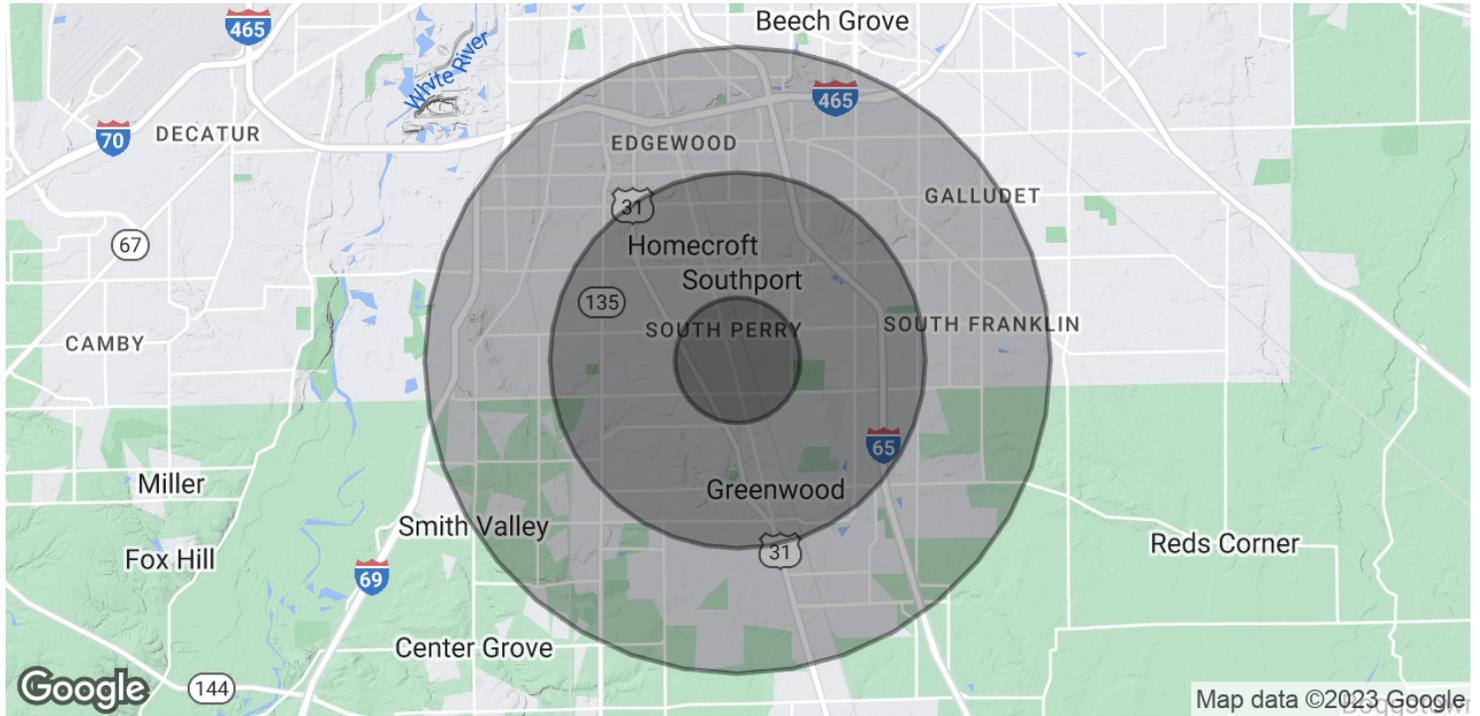


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,714	77,752	189,494
Average Age	34.6	36.9	35.6
Average Age (Male)	31.4	35.2	34.4
Average Age (Female)	37.5	38.6	36.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,780	31,972	76,307
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$46,079	\$61,086	\$63,315
Average House Value	\$123,199	\$148,796	\$149,226

\* Demographic data derived from 2020 ACS - US Census

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