

FOR SALE › RETAIL



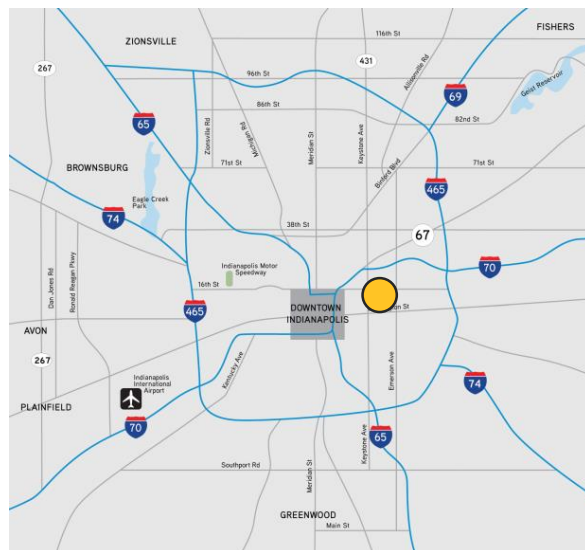
# 3616 East 10<sup>th</sup> Street

INDIANAPOLIS, IN



## Property Highlights

- › Retail building available for sale on near eastside
- › ± 10,240 SF building
- › ± 0.67 acres on corner property
- › Ample parking in up and coming retail corridor
- › Along IndyGo bus route with stop across 10th Street
- › Zoned C-3
- › Year built ± 1941
- › In the Near East Side Renewal Zone
- › Just west of Linwood Square grocery & drugstore-anchored shopping center
- › Just east of John H. Boner Neighborhood Community Center



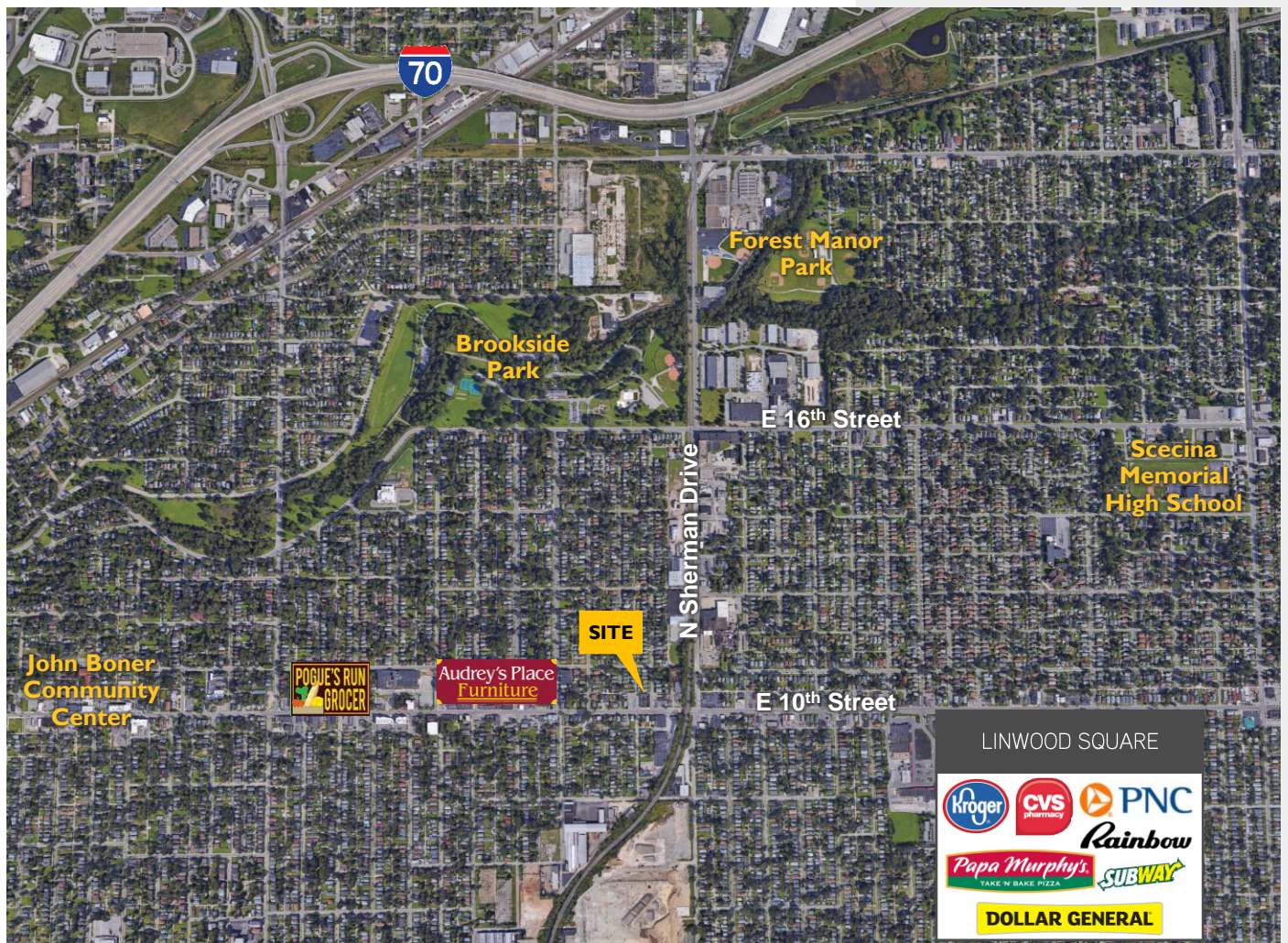
STEPHEN DAUM  
317 713 2144  
stephen.daum@colliers.com

RYAN KELLY  
317 713 2118  
ryan.kelly@colliers.com

COLLIERS INTERNATIONAL  
241 N Pennsylvania St, Suite 300  
Indianapolis, IN 46204  
colliers.com



## Aerial Map, Photos,



### DEMOGRAPHICS

|                          | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Population               | 18,157   | 111,055  | 245,358  |
| Total Households         | 6,921    | 45,870   | 101,740  |
| Average Household Income | \$38,240 | \$48,992 | \$49,146 |
| Median Age               | 32.9     | 35.0     | 35.0     |

Traffic count @ 10<sup>th</sup> Street & Sherman Drive: 10,850 vehicles per day



## Contact

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