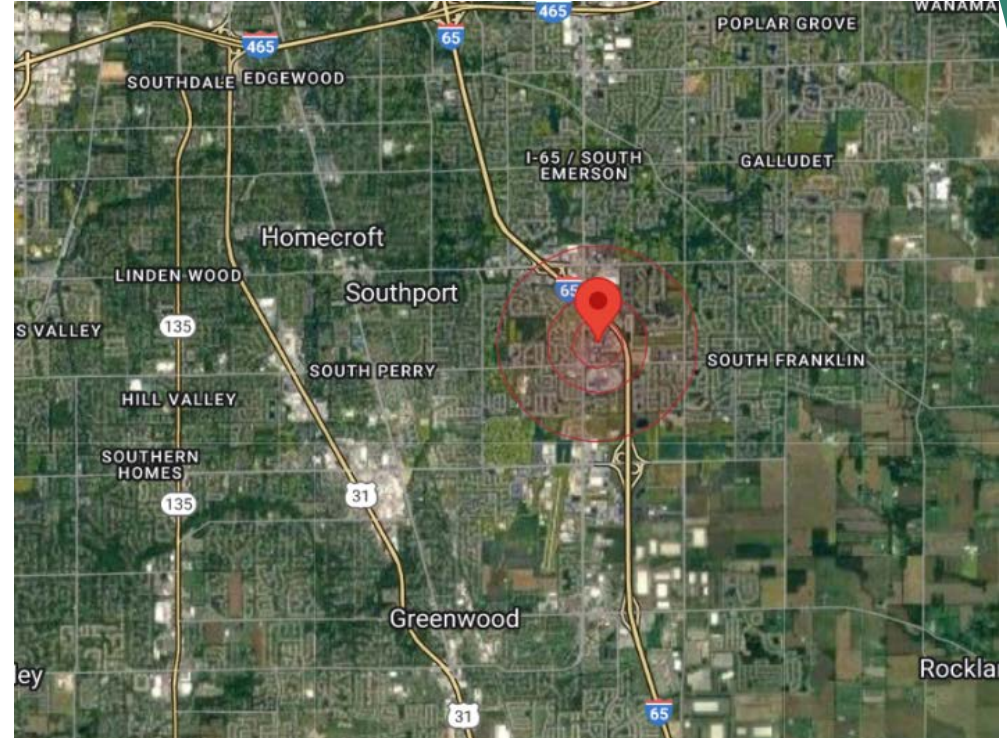


FOR SALE OR LEASE

# 5208 Commerce Square Drive

5208 Commerce Square Drive, Indianapolis, IN



## OFFERING SUMMARY

**LIST PRICE:** Inquire with Broker

**BUILDING SIZE:** 12,000 SF

**LOT SIZE:** 1.16 AC

**ZONING:** CS

## PROPERTY DESCRIPTION

Rare flex property for sale in a desirable south Indianapolis location. This property boasts easy access to amenities on Southport Road and South Emerson Avenue and is just one mile south of the Southport I-65 onramp. This building can be divided into four separate suites or dedicate the entire building. Currently built out as warehouse, this building is ready for the next user to move in and make their mark.

## PROPERTY OVERVIEW

- Four (10'X9') drive-in doors
- Close proximity to Franciscan Hospital
- One mile to I-65 onramp on Southport Road
- Located in flex warehouse/office park
- Minimum divisible 3000 SF

**JOSIE LAVAY**

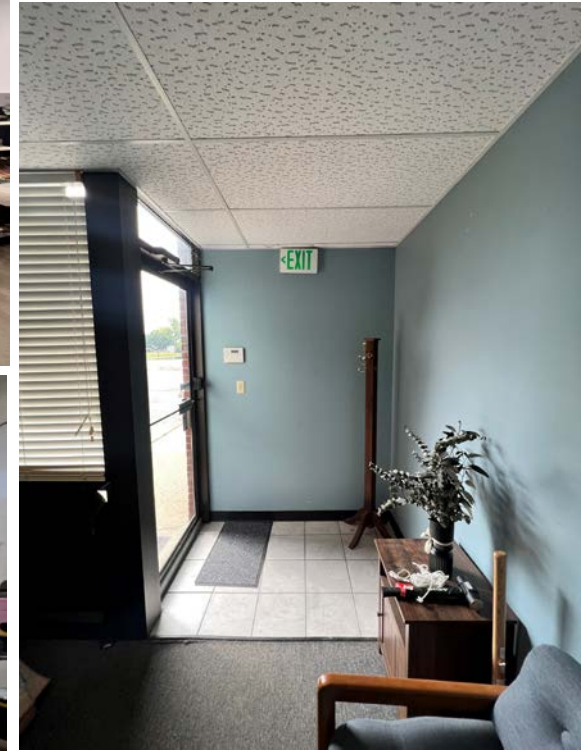
Broker – Merrill Property Group  
P: 270-804-2473  
josie@merrillpropertygroup.com



FOR SALE OR LEASE

# 5208 Commerce Square Drive

5208 Commerce Square Drive, Indianapolis, IN



**JOSIE LAVEY**

Broker – Merrill Property Group

P: 270-804-2473

[josie@merrillpropertygroup.com](mailto:josie@merrillpropertygroup.com)

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.



FOR SALE OR LEASE

# 5208 Commerce Square Drive

5208 Commerce Square Drive, Indianapolis, IN



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.

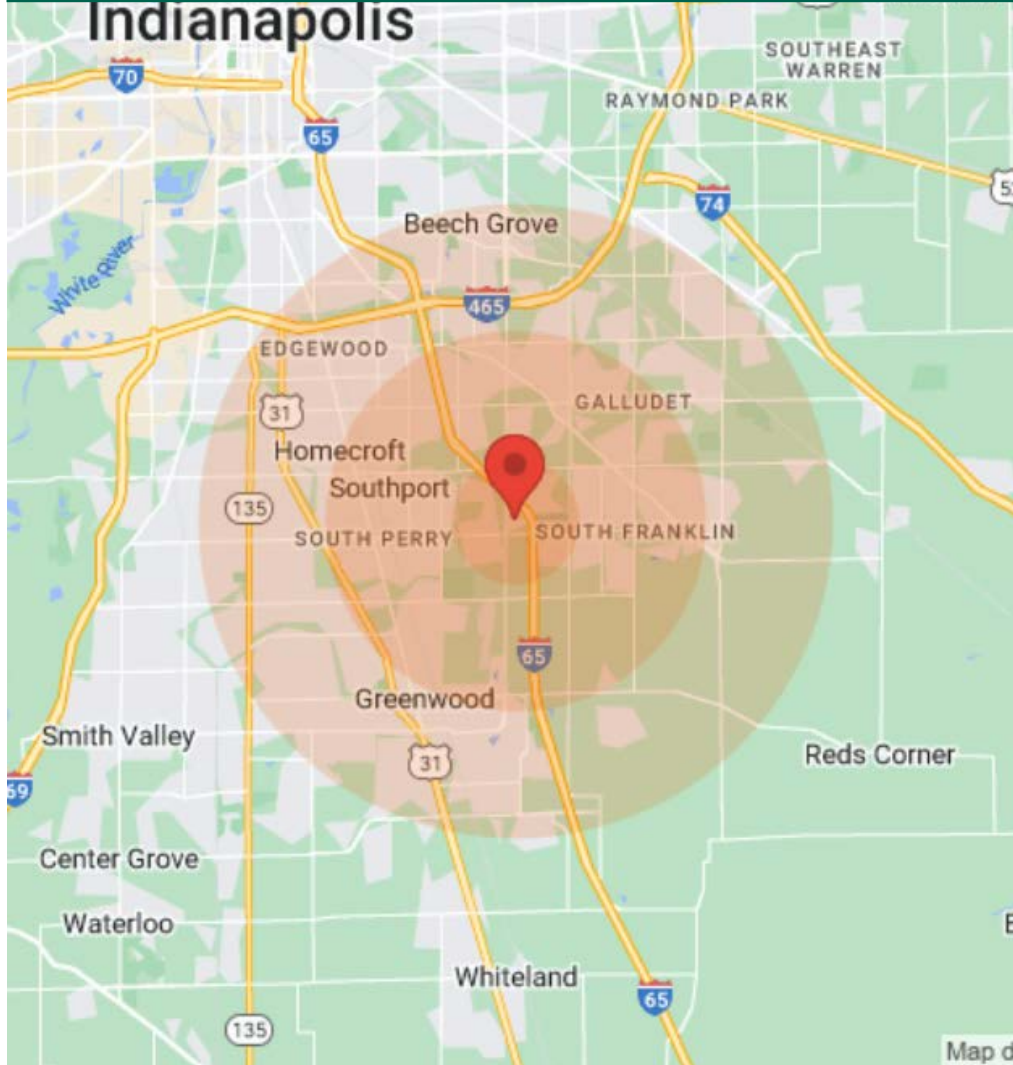


# 5208 Commerce Square Drive

5208 Commerce Square Drive, Indianapolis, IN



## DEMOGRAPHICS Indianapolis



Population	1 Mile	3 Miles	5 Miles
Male	3,696	35,492	89,871
Female	3,606	36,919	95,093
Total Population	7,302	72,411	184,964

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,326	15,936	39,564
Ages 15-24	714	10,133	25,005
Ages 25-54	3,516	29,115	72,894
Ages 55-64	895	8,412	21,416
Ages 65+	851	8,815	26,085

Income	1 Mile	3 Miles	5 Miles
Median	\$58,139	\$50,537	\$53,490
< \$15,000	220	2,898	7,051
\$15,000-\$24,999	411	2,460	7,919
\$25,000-\$34,999	336	3,181	8,050
\$35,000-\$49,999	410	4,269	11,154
\$50,000-\$74,999	975	6,518	15,886
\$75,000-\$99,999	475	4,008	10,616
\$100,000-\$149,999	369	3,595	9,464
\$150,000-\$199,999	149	906	2,009
> \$200,000	38	464	1,120

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,696	29,784	79,174
Occupied	3,354	27,751	73,099
Owner Occupied	1,428	17,502	46,428
Renter Occupied	1,926	10,249	26,671
Vacant	342	2,033	6,075

**JOSIE LAVEY**  
 Broker – Merrill Property Group  
 P: 270-804-2473  
 josie@merrillpropertygroup.com