

# 6434 N College Ave

6434 N College Avenue, Indianapolis, IN 46220



## OFFERING SUMMARY

**LIST PRICE:** \$2,499,000

**LOT SIZE:** 0.723 Acres

**TRAFFIC COUNT:** 13,111 ADT

**CURRENT OFFICE SIZE:** 7,200 SF + ~1,500 SF Basement

**ZONING:** C-1

**PERMITTED USES:** Retail, Professional Office, Assisted Living, Medical Office, Day Care

## PROPERTY DESCRIPTION

Highly sought after commercial property in Broad Ripple. Just steps away from retail and restaurants in thriving Broad Ripple Village. This site is being marketed as a redevelopment opportunity, but there is a 7,200 SF office property with ~1,500 SF basement currently on the premises and month-to-month tenants in place. Seller also owns residential property to the north that could be negotiated into the deal.

## PROPERTY OVERVIEW

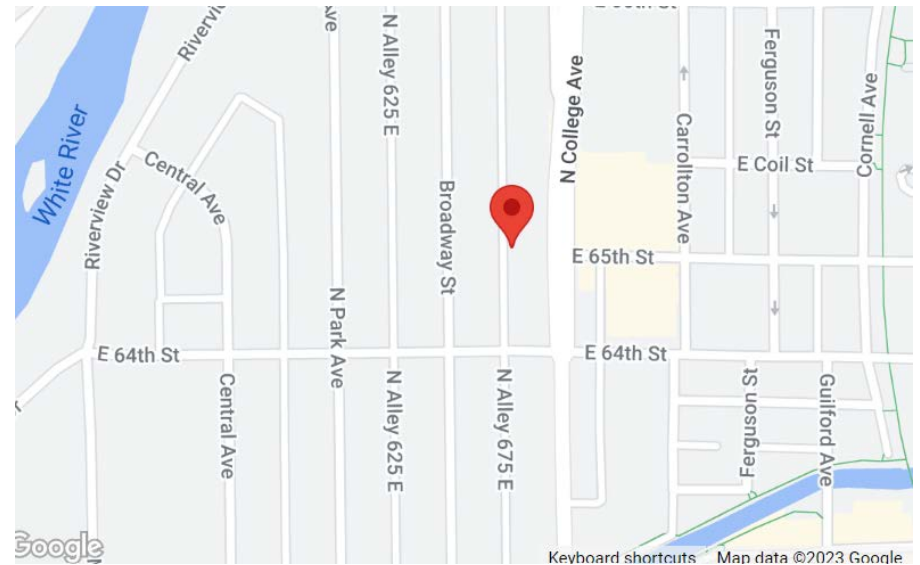
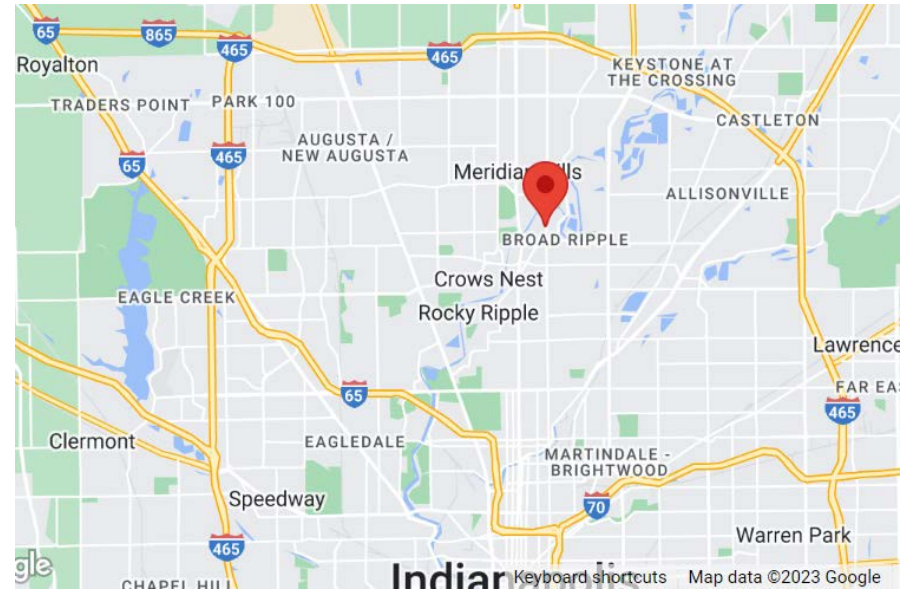
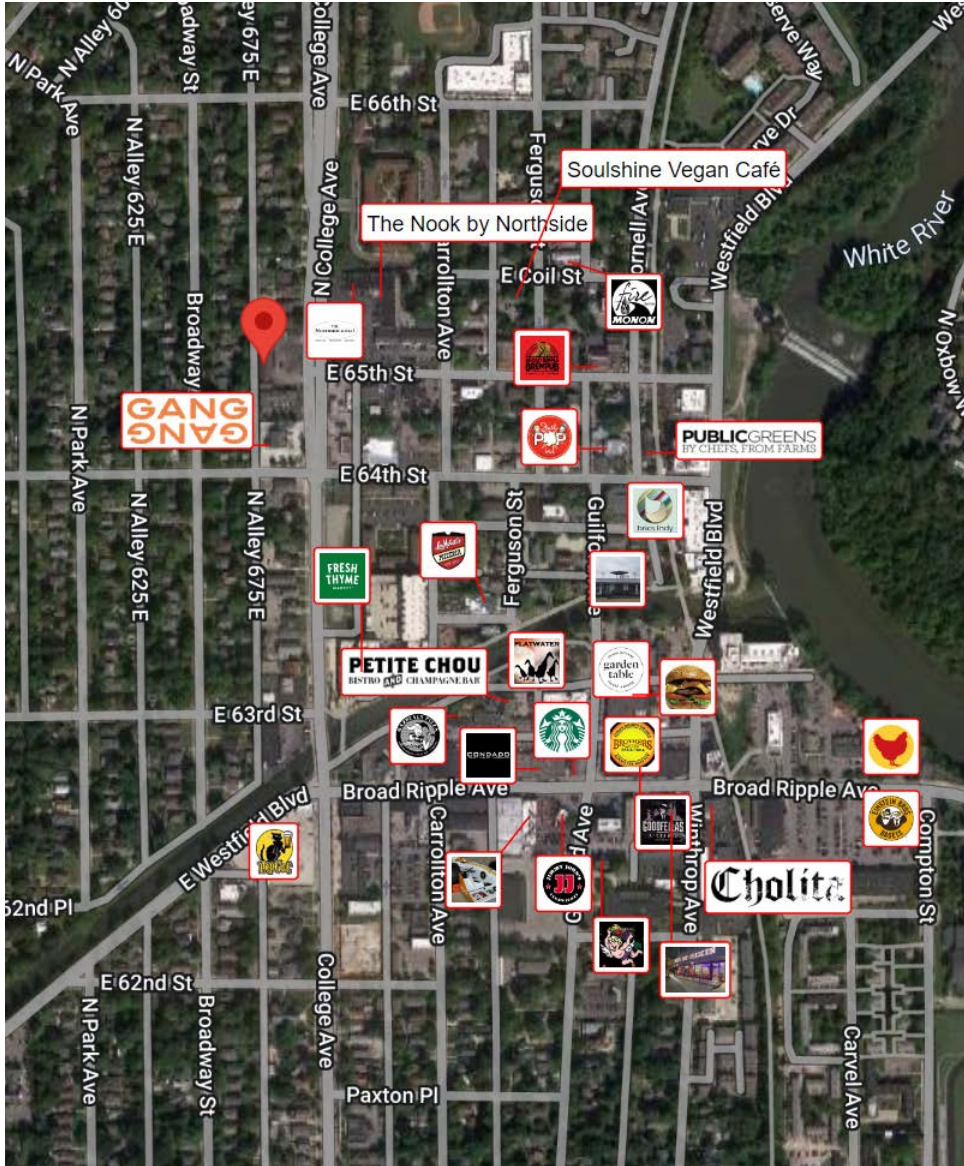
- Located in the heart of Broad Ripple in Indianapolis
- Office building with tenants in place
- Short walk to the Monon Trail & Broad Ripple Avenue

**JOHN MERRILL**  
Owner – Merrill Property Group  
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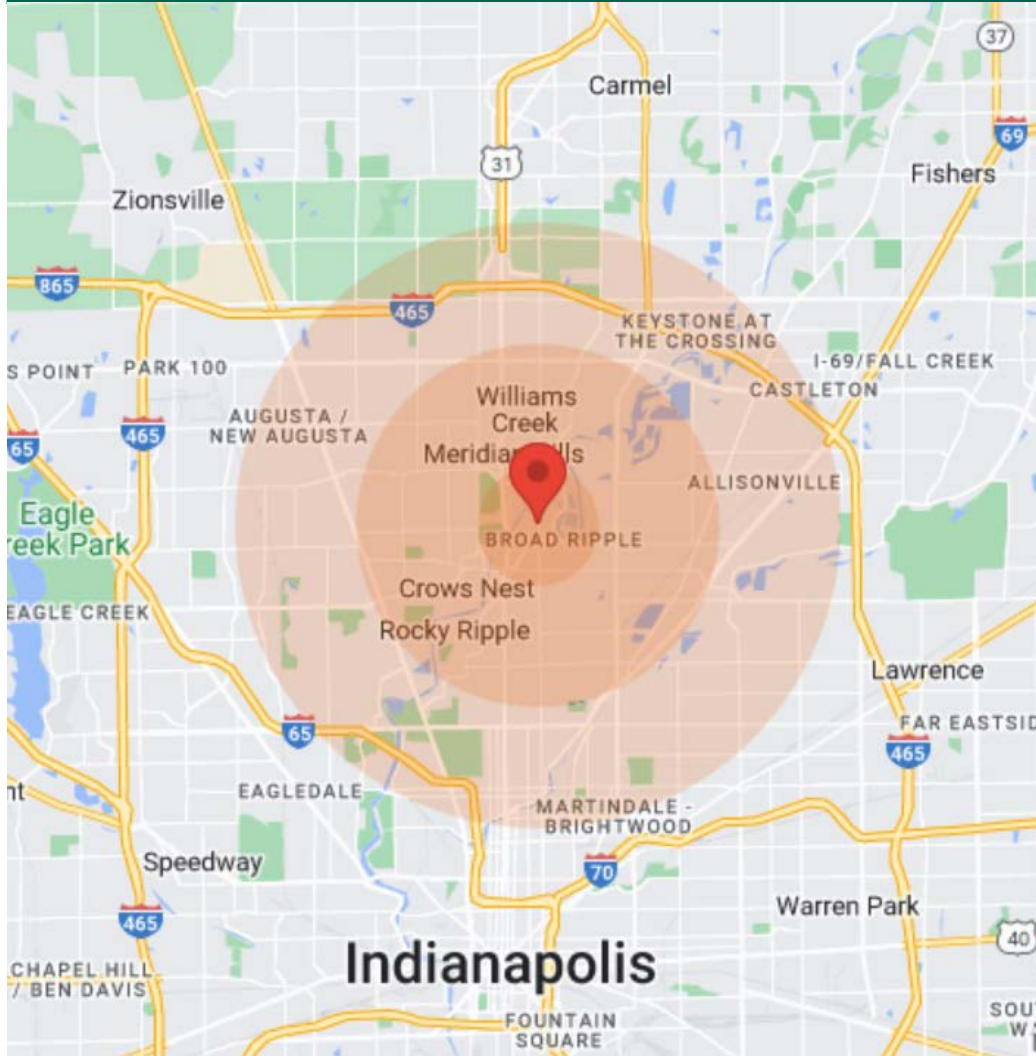
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## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,942	39,628	100,483
Female	3,615	43,438	110,637
Total Population	7,557	83,066	211,120

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	971	15,837	42,618
Ages 15-24	520	9,041	24,921
Ages 55-64	1,126	10,489	25,561
Ages 65+	1,086	11,944	31,146

Income	1 Mile	3 Miles	5 Miles
Median	\$64,384	\$51,874	\$47,496
< \$15,000	301	4,054	11,592
\$15,000-\$24,999	229	4,131	11,093
\$25,000-\$34,999	328	4,131	11,174
\$35,000-\$49,999	549	5,157	14,381
\$50,000-\$74,999	679	6,365	16,190
\$75,000-\$99,999	525	4,383	9,878
\$100,000-\$149,999	562	3,971	9,721
\$150,000-\$199,999	396	2,011	4,197
> \$200,000	356	2,230	4,055

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,290	41,004	107,514
Occupied	3,951	37,247	94,585
Owner Occupied	2,450	22,317	52,964
Renter Occupied	1,501	14,930	41,621
Vacant	339	3,757	12,929

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