

# 3802 W 96th Street

3802 W 96th Street, Indianapolis, IN 46268



## FOR LEASE

### JEFF NORRIS

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## OFFERING SUMMARY

**LIST PRICE:** \$16 / SF MG

**BUILDING SIZE:** 8,000 SF

**SUITES:** 4 (3 available, 1,500 SF each)

**LOT SIZE:** 0.73 Acres

**ZONING:** B7

**YEAR BUILT:** 1936, Renovated in 2025

**TRAFFIC COUNT:** 1,803 AADT

**USES:** Office

## PROPERTY OVERVIEW

Prime commercial space available at 3802 W 96th Street, Indianapolis, IN 46268, offering 3 units, 1,500 SF each, of newly renovated space (2025).

This highly visible property sits in a thriving commercial corridor, offering great exposure to passing traffic and convenient access for clients and employees. The recent renovations provide a fresh, modern environment that is move-in ready for your business. Competitive rates based on tenant needs.

Contact us today to schedule a tour and secure your space in this sought-after location!



## PROPERTY HIGHLIGHTS

- Size: 3 Office, 4,500 SF total of available commercial space
- Renovated: Completely updated in 2025
- Location: High-traffic area on 96th Street with excellent visibility
- Accessibility: Quick and easy access to I-465, just minutes away
- Zoning: Zoned B7, allowing for a wide range of commercial uses
- Parking: Ample on-site parking for tenants and customers

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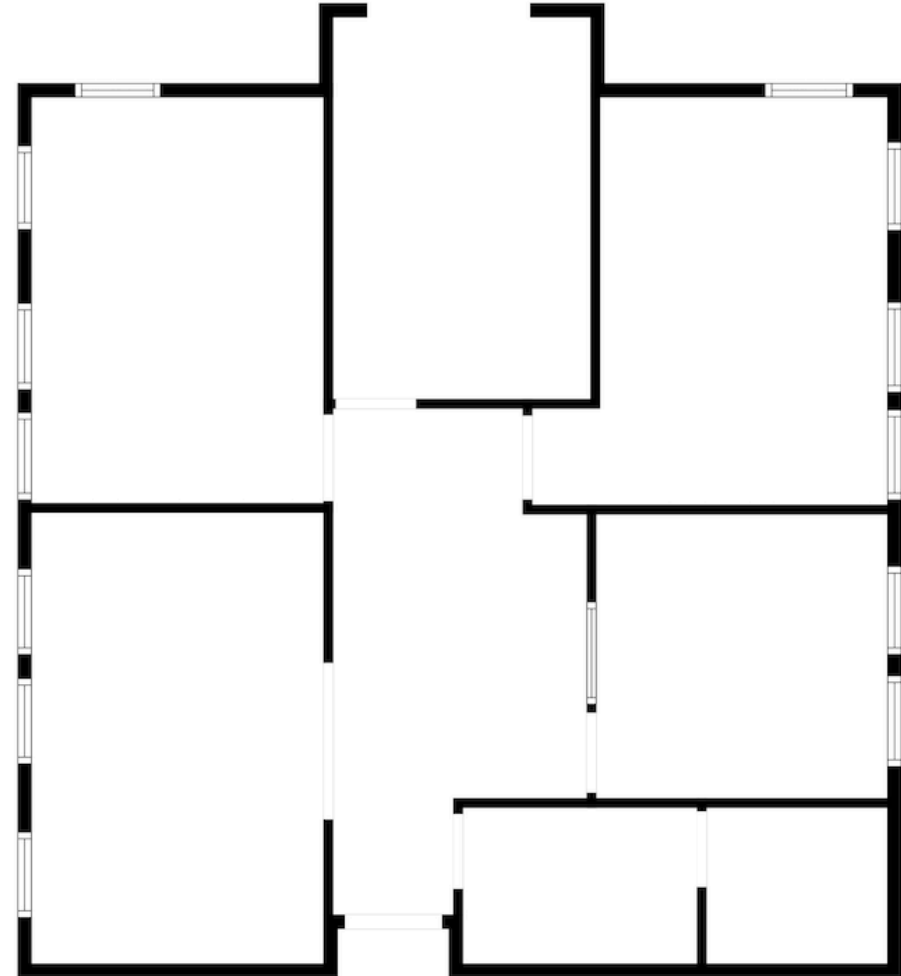
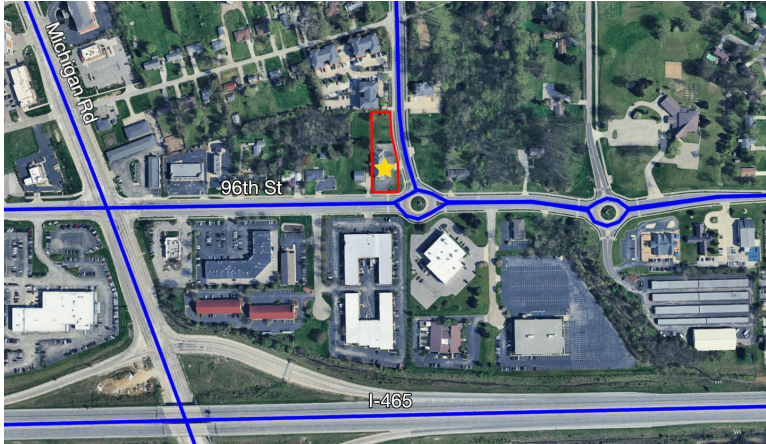
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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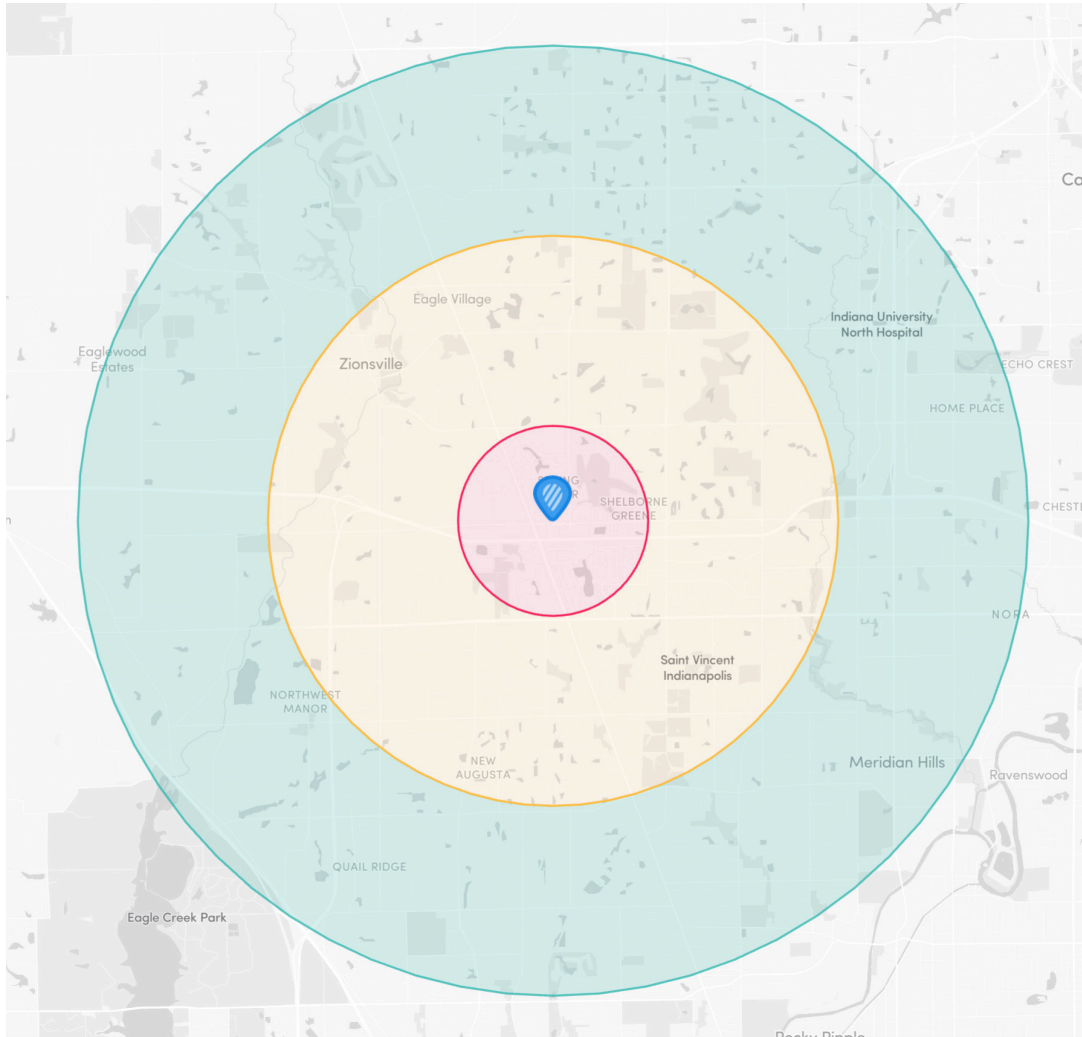
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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	3,422	48,978	143,107
Workday Population	15,934	72,320	177,384

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	470	8,576	27,729
Ages 15-24	368	5,924	18,585
Ages 25-54	1,231	19,008	53,972
Ages 55-64	526	5,810	17,943
Ages 65+	826	9,658	24,877

Income	1 Mile	3 Miles	5 Miles
Median	\$118,480	\$99,712	\$117,135
< \$15,000	61	1,519	3,592
\$15,000-\$24,999	125	1,447	3,113
\$25,000-\$34,999	120	1,649	3,751
\$35,000-\$49,999	117	2,453	5,672
\$50,000-\$74,999	370	3,413	8,422
\$75,000-\$99,999	150	2,761	7,234
\$100,000-\$124,999	133	2,158	5,520
\$125,000-\$149,999	112	1,338	3,956
\$150,000-\$199,999	140	1,374	5,142
> \$200,000	310	3,584	11,555

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,804	23,466	62,295
Renter Occupied	455	10,968	22,450
Owner Occupied	1,185	10,730	35,506
Vacant	163	1,768	4,338

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