

Auto Dealership - Sale Lease Back

5336 W Pike Plaza Rd, Indianapolis, IN 46254



FOR SALE – ADDITIONAL OPPORTUNITIES

MICHAEL MARLIN

Listing Broker – Merrill Property Group
P: 317-730-3848
michael@merrillpropertygroup.com



PROPERTY OVERVIEW

Exclusive Sale-Leaseback Opportunity: Prime Indianapolis Dealership with Body Shop & Expansive Land

This is a rare opportunity to acquire the real estate of a fully operational, turnkey dealership, complete with a fully functioning body shop, situated on a sprawling 7.73-acre parcel in one of Indianapolis' most coveted locations. Centrally positioned near Downtown Indianapolis, the property offers exceptional accessibility, with close proximity to major interstate routes and key automotive industry hubs, including the Indianapolis Car Exchange, Kessler Schafer Auto Auction, and ADESA Auto Auction. These strategic advantages ensure a steady flow of buyers and sellers, solidifying the property as a premier destination for automotive operations.

Offering is for the real estate only, allowing the new owner to lease back the property under favorable terms. This sale-leaseback structure provides flexibility & stability, an ideal scenario for investors seeking a high-demand asset while maintaining business continuity for the current operation.

With a spacious 7.73 acres, the property offers ample room for future expansion or redevelopment, further enhancing its long-term value. Whether you're looking to expand an existing operation, step into the automotive industry, or leverage the body shop for complementary services, this location is primed for success with minimal setup required.

PROPERTY HIGHLIGHTS

- Close Proximity to local Auctions
- Close Proximity to Interstate Access
- Nearby Lafayette Square Mall future Re-Development
- 7.73 acres zoned C5

OFFERING SUMMARY

LIST PRICE: Contact Broker

BUILDING SIZE: 50,124 SF

LOT SIZE: 7.73 Acres

ZONING: C5

YEAR BUILT: 1989

TRAFFIC COUNT: 6,775 AADT

USES: Auto Dealership / Retail

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.

Auto Dealership - Sale Lease Back

5336 W Pike Plaza Rd, Indianapolis, IN 46254



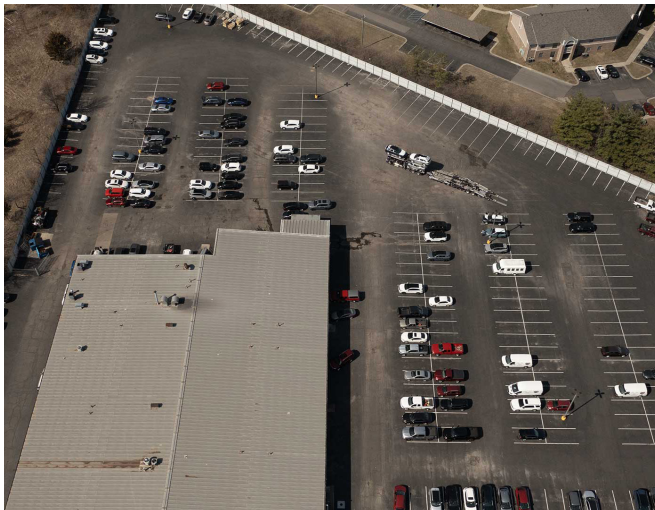
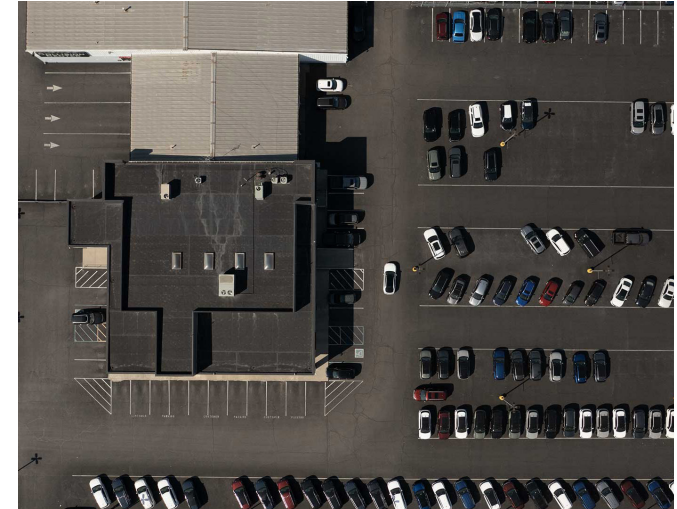
FOR SALE – ADDITIONAL OPPORTUNITIES

MICHAEL MARLIN

Listing Broker – Merrill Property Group

P: 317-730-3848

michael@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.

Auto Dealership - Sale Lease Back

5336 W Pike Plaza Rd, Indianapolis, IN 46254



FOR SALE – ADDITIONAL OPPORTUNITIES

MICHAEL MARLIN

Listing Broker – Merrill Property Group

P: 317-730-3848

michael@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.

Auto Dealership - Sale Lease Back

5336 W Pike Plaza Rd, Indianapolis, IN 46254



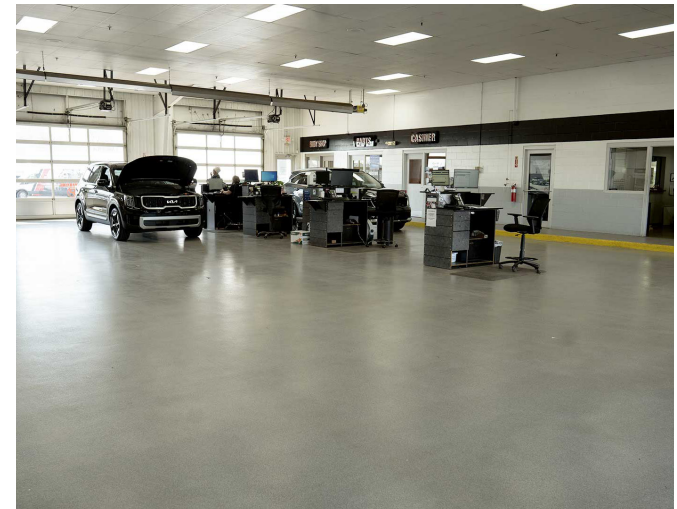
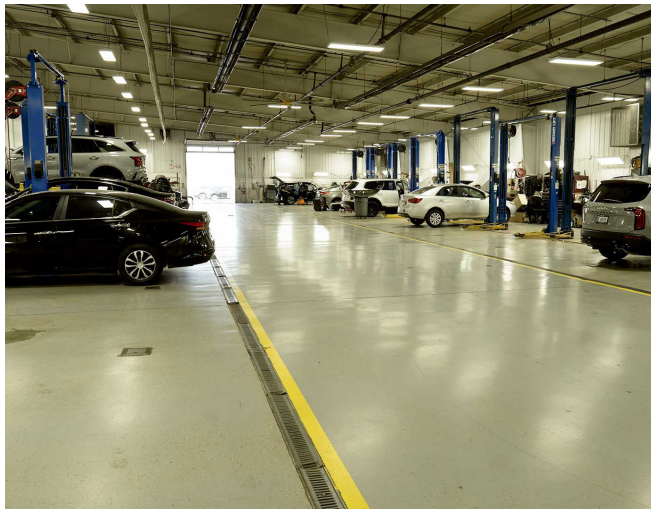
FOR SALE – ADDITIONAL OPPORTUNITIES

MICHAEL MARLIN

Listing Broker – Merrill Property Group

P: 317-730-3848

michael@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.

Auto Dealership - Sale Lease Back

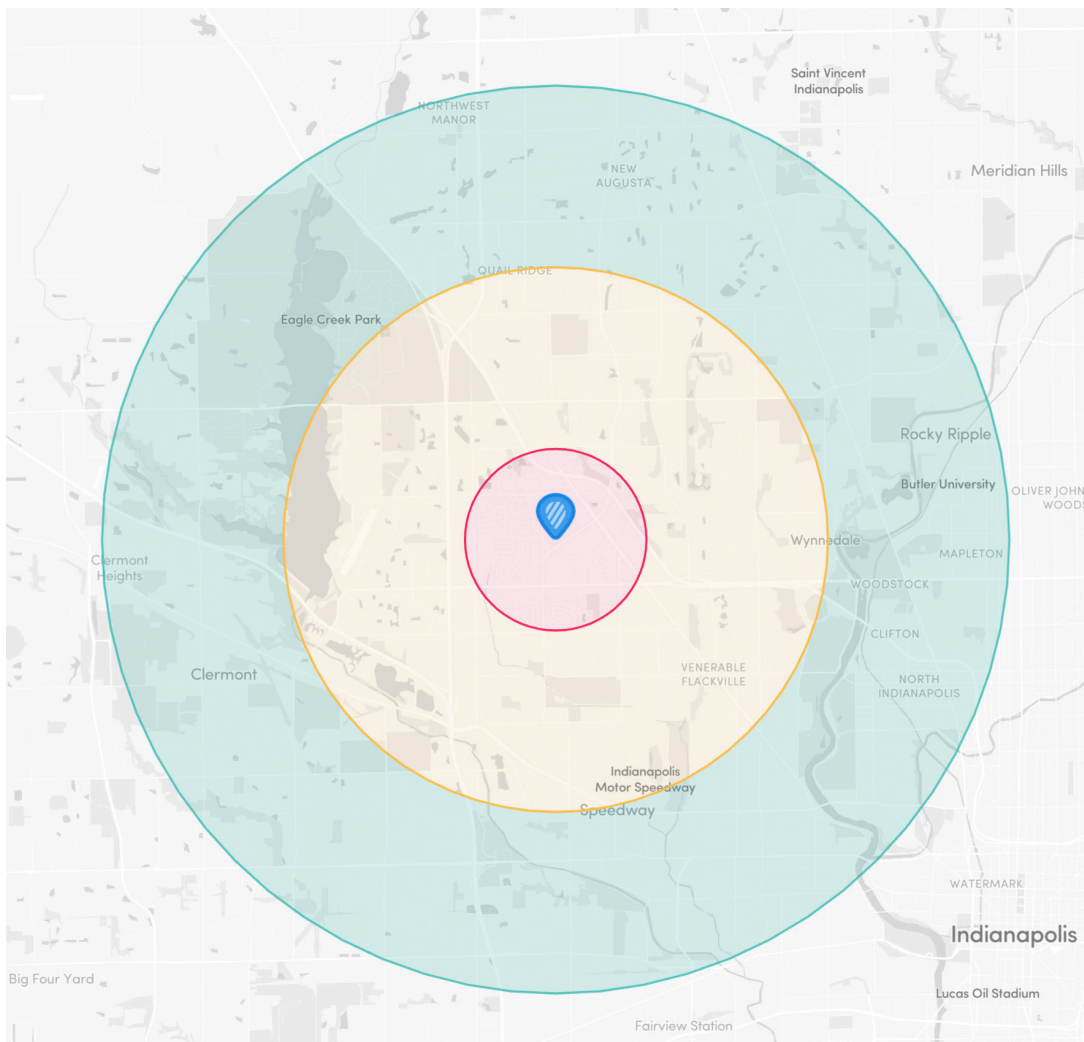
5336 W Pike Plaza Rd, Indianapolis, IN 46254



FOR SALE – ADDITIONAL OPPORTUNITIES

MICHAEL MARLIN

Listing Broker – Merrill Property Group
P: 317-730-3848
michael@merrillpropertygroup.com



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	15,110	102,666	225,294
Workday Population	13,681	79,170	197,034

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,815	21,521	46,167
Ages 15-24	2,097	14,753	33,352
Ages 25-54	6,417	43,482	91,615
Ages 55-64	1,382	10,499	24,696
Ages 65+	1,399	12,411	29,464

Income	1 Mile	3 Miles	5 Miles
Median	\$57,977	\$60,820	\$66,337
< \$15,000	609	3,485	7,997
\$15,000-\$24,999	353	2,979	7,099
\$25,000-\$34,999	412	3,807	7,555
\$35,000-\$49,999	951	7,080	13,546
\$50,000-\$74,999	1,398	10,195	19,258
\$75,000-\$99,999	881	5,626	11,744
\$100,000-\$124,999	447	3,369	7,631
\$125,000-\$149,999	190	1,858	4,791
\$150,000-\$199,999	133	1,655	4,522
> \$200,000	79	1,512	4,726

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,834	44,702	97,801
Renter Occupied	3,606	24,030	46,030
Owner Occupied	1,846	17,537	42,839
Vacant	382	3,134	8,933

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.