

Auto Dealership - Sale Lease Back

5309 W Pike Plaza Rd, Indianapolis, IN 46254



FOR SALE – ADDITIONAL OPPORTUNITIES

MICHAEL MARLIN

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OFFERING SUMMARY

LIST PRICE: Contact Broker

BUILDING SIZE: 14,989 SF

LOT SIZE: 3.42 Acres

ZONING: C5

YEAR BUILT: 1984

TRAFFIC COUNT: 6,189 AADT

USES: Auto Dealership / Retail

PROPERTY OVERVIEW

This is a rare and lucrative opportunity to acquire the real estate of a fully operational, turnkey dealership in one of Indianapolis' most coveted locations. Centrally situated near Downtown Indianapolis, the property boasts exceptional accessibility, with close proximity to major interstate routes, as well as some of Indianapolis' best auto auctions including the Indianapolis Car Exchange, Kessler Schafer Auto Auction, and ADESA Auto Auction. These key amenities ensure a constant stream of buyers and sellers, solidifying the location as a prime destination for an automotive sales business. The offering is for the real estate only, providing the new owner with the opportunity to lease back the property under favorable terms. This structure provides both flexibility and stability, making it an ideal scenario for investors looking to secure a high-demand asset while offering the current business continuity in place.

Whether you're looking to expand your existing operations or enter the automotive market, this property offers an immediate path to success with minimal setup required. Take advantage of this exceptional opportunity to own a premier dealership location in one of the most high-traffic, sought-after markets in Indianapolis.

PROPERTY HIGHLIGHTS

- Close Proximity to local Auctions
- Close Proximity to Interstate Access
- Nearby Lafayette Square Mall future Re-Development
- 3.42 acres zoned C5
- Service drive and parts department

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.

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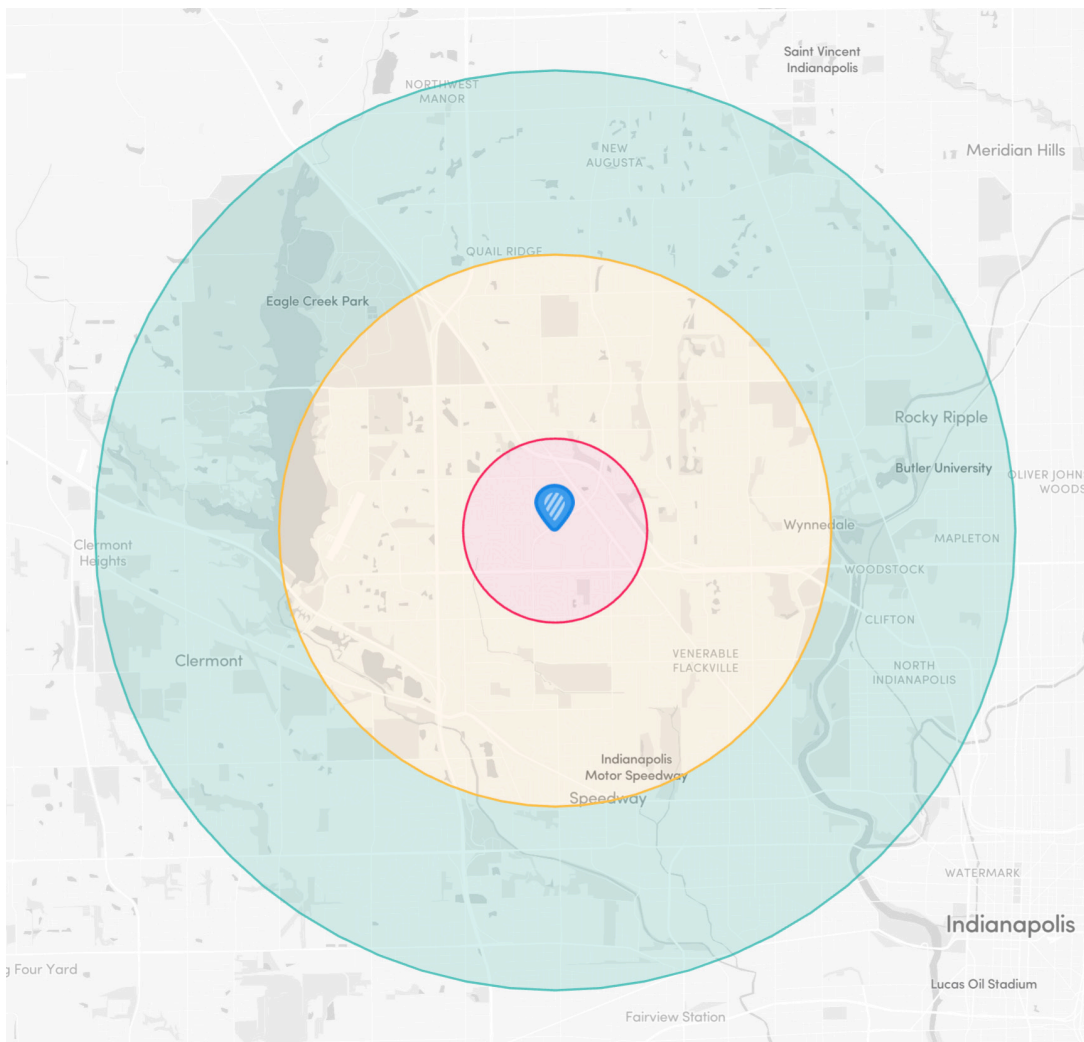
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	13,909	104,156	225,294
Workday Population	13,800	79,667	202,628

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,541	21,831	46,167
Ages 15-24	1,912	15,017	33,352
Ages 25-54	5,917	44,127	91,615
Ages 55-64	1,263	10,615	24,696
Ages 65+	1,277	12,567	29,464

Income	1 Mile	3 Miles	5 Miles
Median	\$58,629	\$60,867	\$66,337
< \$15,000	584	3,563	7,997
\$15,000-\$24,999	319	3,032	7,099
\$25,000-\$34,999	367	3,840	7,555
\$35,000-\$49,999	806	7,114	13,546
\$50,000-\$74,999	1,307	10,417	19,258
\$75,000-\$99,999	823	5,721	11,744
\$100,000-\$124,999	426	3,393	7,631
\$125,000-\$149,999	178	1,881	4,791
\$150,000-\$199,999	115	1,688	4,522
> \$200,000	80	1,541	4,726

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,319	45,385	97,801
Renter Occupied	3,291	24,500	46,030
Owner Occupied	1,713	17,691	42,839
Vacant	316	3,194	8,933

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