

Mitsubishi Dealership

5155 W Pike Plaza Rd, Indianapolis, IN 46254



FOR SALE – ADDITIONAL OPPORTUNITIES

MICHAEL MARLIN

Listing Broker – Merrill Property Group

P: 317-730-3848

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PROPERTY OVERVIEW

This is a rare and lucrative opportunity to acquire a fully functional, turnkey dealership in one of Indianapolis' most sought-after locations. Centrally positioned near Downtown Indianapolis, the property offers unmatched accessibility with close proximity to major interstate routes, as well as the renowned Indianapolis Car Exchange, Kessler Schafer Auto Auction, and ADESA Auto Auction – ensuring a steady flow of potential buyers and sellers.

The dealership comes equipped with state-of-the-art service facilities with all the essential service equipment already in place for seamless operations. Whether you're expanding an existing business or stepping into the industry, this location is primed for immediate success with minimal setup required.

PROPERTY HIGHLIGHTS

- Close Proximity to local Auctions
- Close Proximity to Interstate Access
- +/- 8,900 SF of Showroom, offices and guest waiting areas
- +/- 6,600 SF of fully equipped service center, including service drive, parts department and five 10,000 lbs. lifts and a 12,000 Lbs. lift.
- Nearby Lafayette Square Mall future Re-Development
- 4.23 acres zoned C5

***The franchise must be approved by the Manufacturer**

OFFERING SUMMARY

LIST PRICE: Contact Broker*

BUILDING SIZE: +/-15,084 SF (Building 1: +/- 11,709, Building 2: +/- 3,375)

LOT SIZE: 4.23 Acres

ZONING: C5/C7

YEAR BUILT: 1989, Renovated in 2005

TRAFFIC COUNT: 6,085 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.

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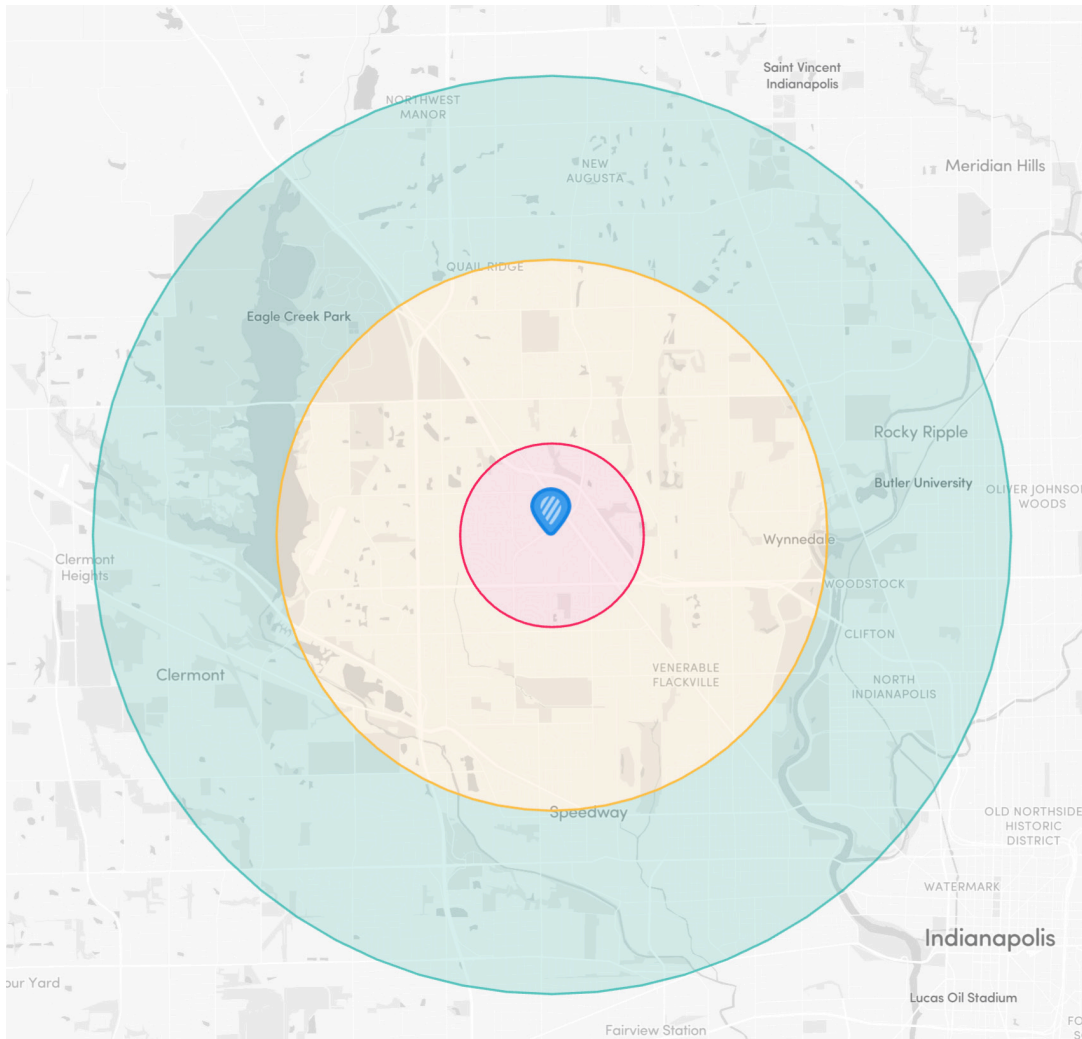
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	12,992	100,637	226,271
Workday Population	13,388	79,376	205,826

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,226	21,244	46,023
Ages 15-24	1,754	14,594	34,021
Ages 25-54	5,602	42,555	92,311
Ages 55-64	1,213	10,202	24,624
Ages 65+	1,199	12,043	29,292

Income	1 Mile	3 Miles	5 Miles
Median	\$56,641	\$60,896	\$68,529
< \$15,000	589	3,421	7,998
\$15,000-\$24,999	377	2,929	7,127
\$25,000-\$34,999	423	3,691	7,618
\$35,000-\$49,999	773	6,813	13,491
\$50,000-\$74,999	1,257	9,890	18,892
\$75,000-\$99,999	746	5,526	11,622
\$100,000-\$124,999	386	3,265	7,537
\$125,000-\$149,999	170	1,823	4,805
\$150,000-\$199,999	112	1,633	4,708
> \$200,000	85	1,481	5,617

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,225	43,563	98,501
Renter Occupied	3,338	23,417	46,344
Owner Occupied	1,579	17,053	43,072
Vacant	308	3,093	9,085

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