

For Sale Industrial Flex & Office

6130 S Belmont Ave, Indianapolis, IN



FOR SALE

JOHN MERRILL

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MORGAN METCALF

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PROPERTY OVERVIEW

Unlock the potential of this versatile property located just off I-69, featuring $\pm 7,450$ SF of flex space and a separate $\pm 2,542$ SF office building. With prominent visibility from the interstate and easy access via Epler Avenue or Southport Road exits, this site is a strategic hub for a variety of business types.

Currently occupied by month-to-month tenants, the property offers a rare opportunity for both investors and owner-users. New ownership could roll existing tenants into long-term leases for stable cash flow or vacate spaces for full or partial occupancy. The layout allows for multi-tenant division or single-user occupancy, providing maximum flexibility to meet your investment or operational goals.

PROPERTY HIGHLIGHTS

- $\pm 9,992$ SF Total (Flex: $\pm 7,450$ SF | Office: $\pm 2,542$ SF)
- Multiple configurations possible – lease to one or several tenants
- Strong visibility and access from I-69
- Access from Belmont Avenue via Epler Ave or Southport Rd
- Excellent owner-user or investment opportunity
- Current income with upside potential

OFFERING SUMMARY

LIST PRICE: \$1,300,000

BUILDING SIZE: 9,992 SF (7,450 SF Flex Building + 2,542 SF Office Building)

LOT SIZE: 1.50 Acres

ZONING: I1

YEAR BUILT: 1951, 2001

TRAFFIC COUNT: 212 AADT

USES: Industrial Flex, Office, Contractor Warehouse

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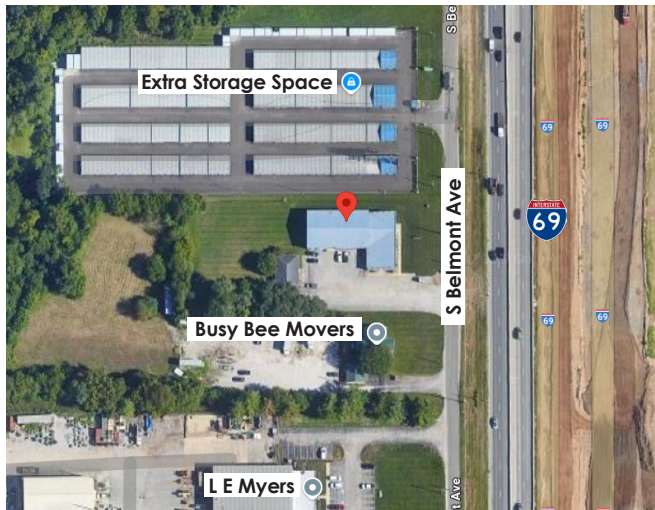
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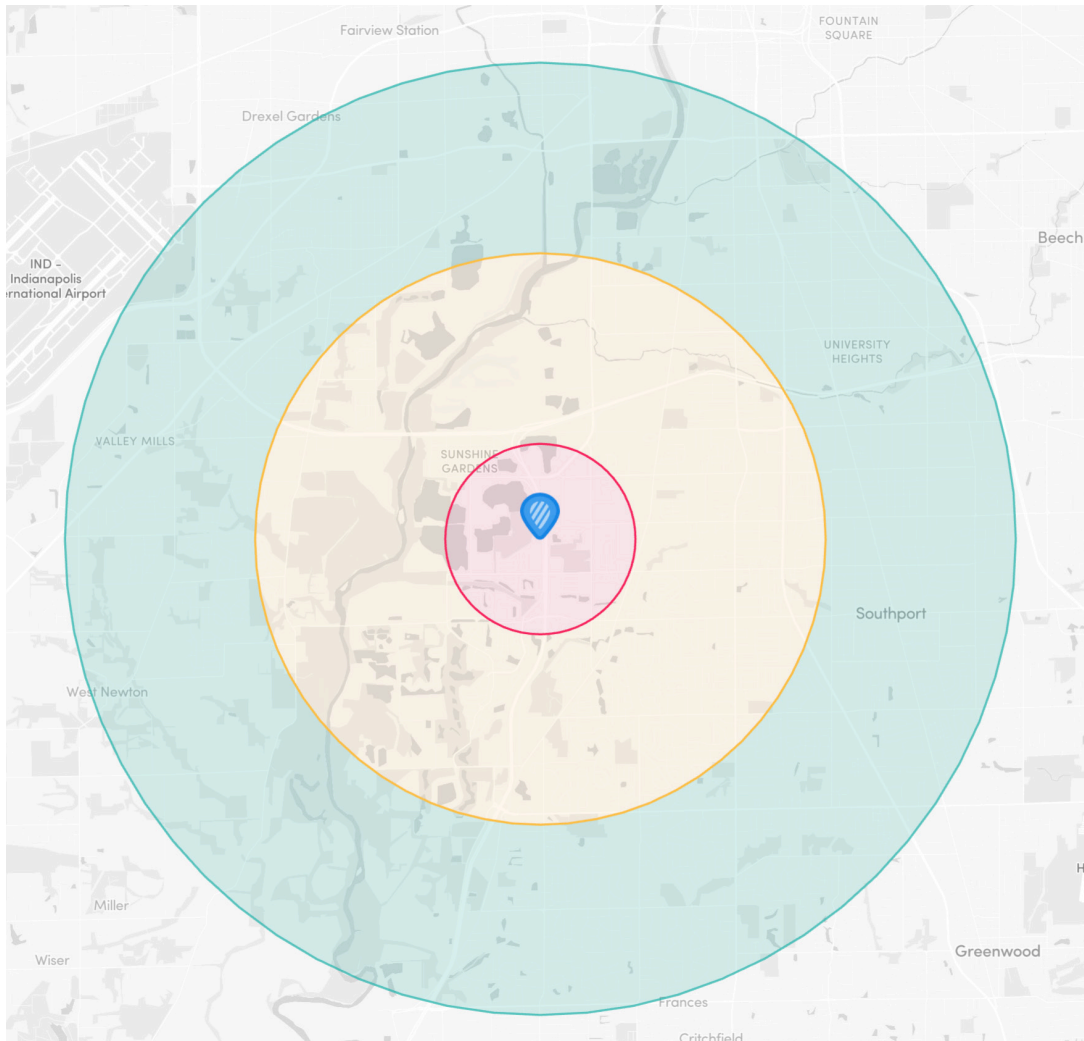
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	5,650	48,584	156,711
Workday Population	3,953	36,196	139,323

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,324	10,463	31,954
Ages 15-24	858	6,333	22,759
Ages 25-54	2,618	19,751	61,655
Ages 55-64	452	5,115	17,424
Ages 65+	398	6,922	22,920

Income	1 Mile	3 Miles	5 Miles
Median	\$74,568	\$78,548	\$73,136
< \$15,000	98	810	3,689
\$15,000-\$24,999	67	941	4,361
\$25,000-\$34,999	220	1,528	5,318
\$35,000-\$49,999	199	2,075	7,254
\$50,000-\$74,999	494	3,816	11,822
\$75,000-\$99,999	415	2,857	8,949
\$100,000-\$124,999	196	2,008	6,084
\$125,000-\$149,999	75	1,401	3,926
\$150,000-\$199,999	113	1,466	3,984
> \$200,000	150	1,235	3,911

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,141	19,310	63,971
Renter Occupied	981	6,055	23,317
Owner Occupied	1,046	12,082	35,982
Vacant	114	1,173	4,673

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