

# 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 (2 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 2 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: 2 Office, 3,000 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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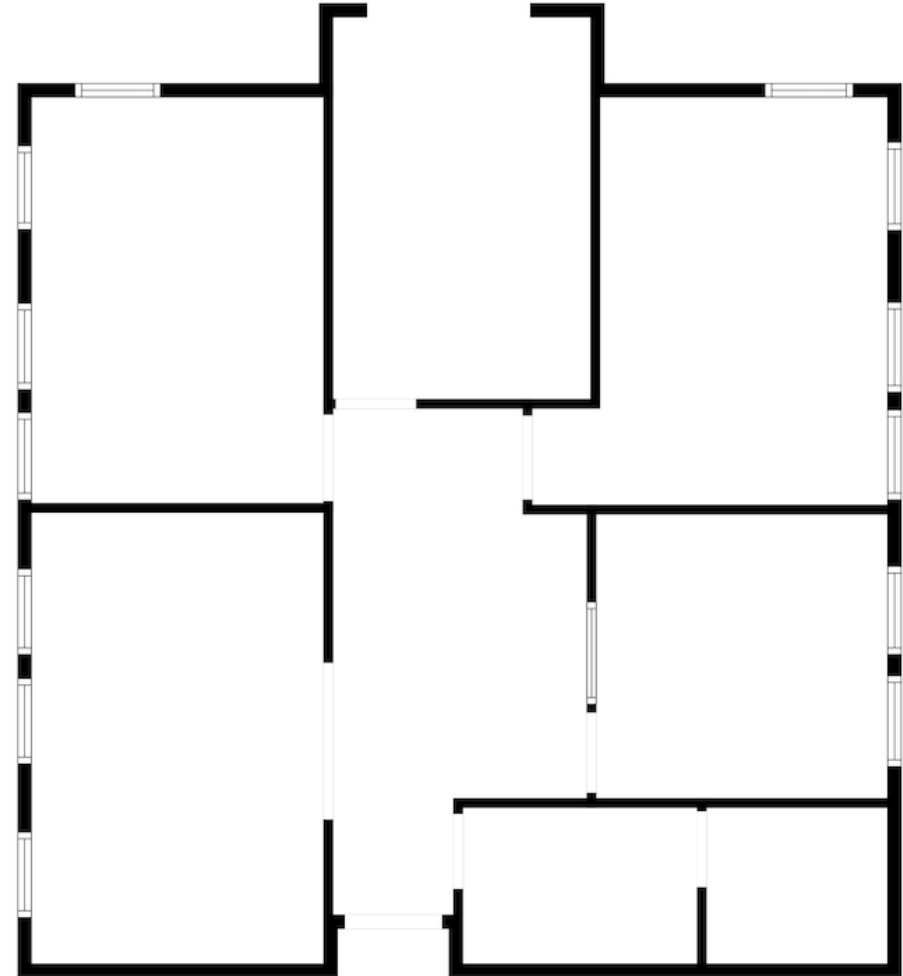
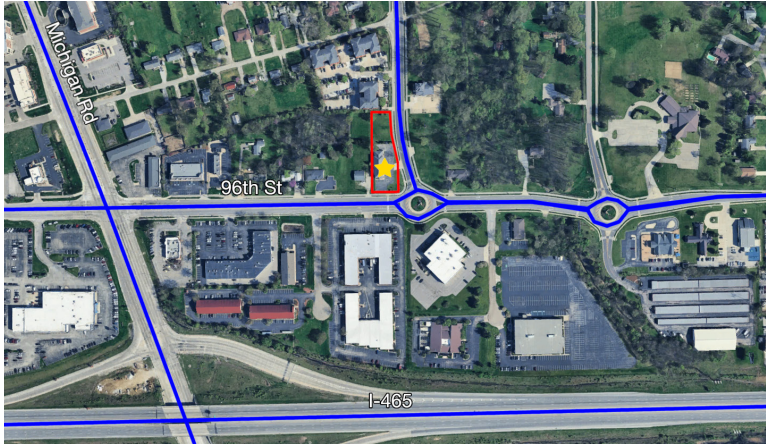
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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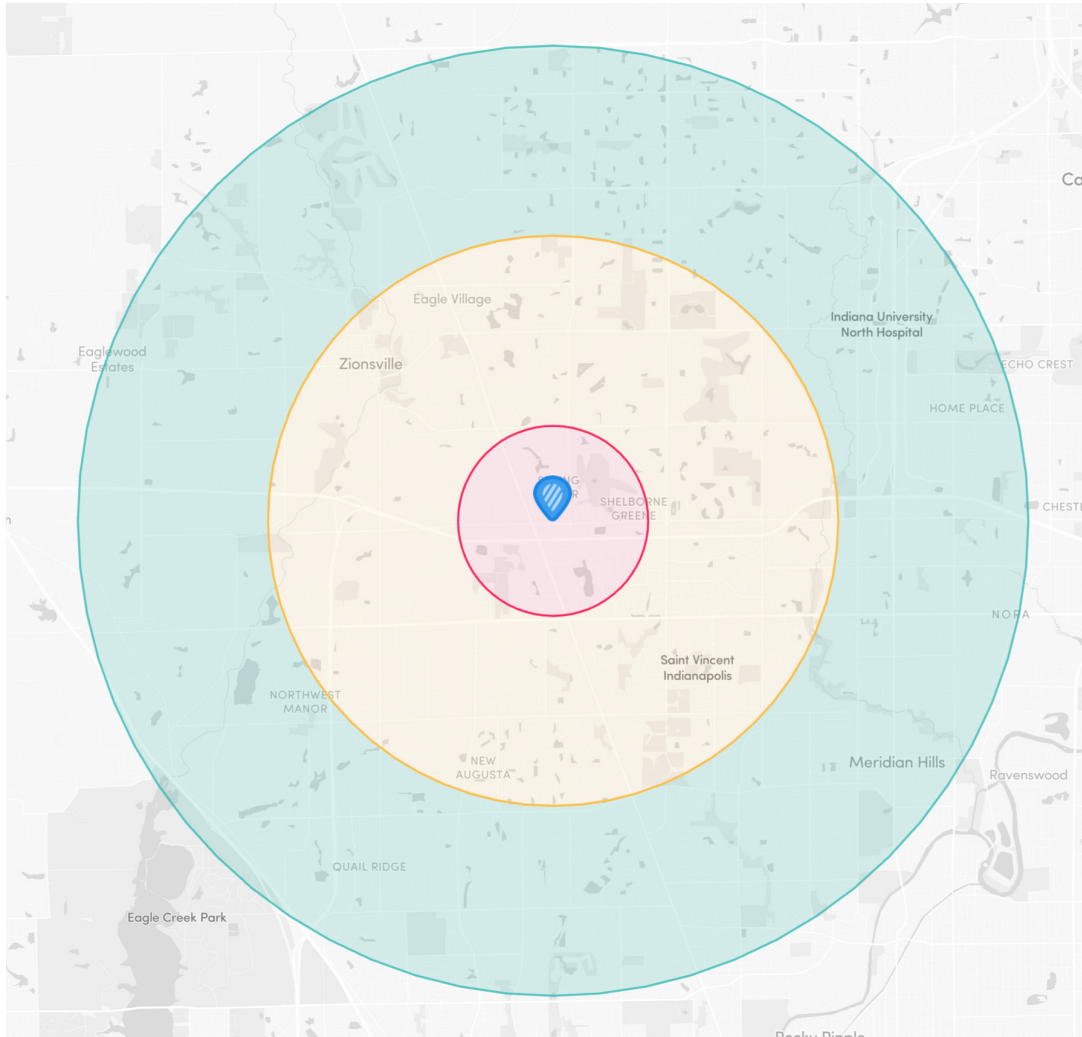
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## DEMOGRAPHICS

| 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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