

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 tenants under short-term leases. 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
- Seller financing available

OFFERING SUMMARY

LIST PRICE: \$1,300,000 - SELLER FINANCING AVAILABLE

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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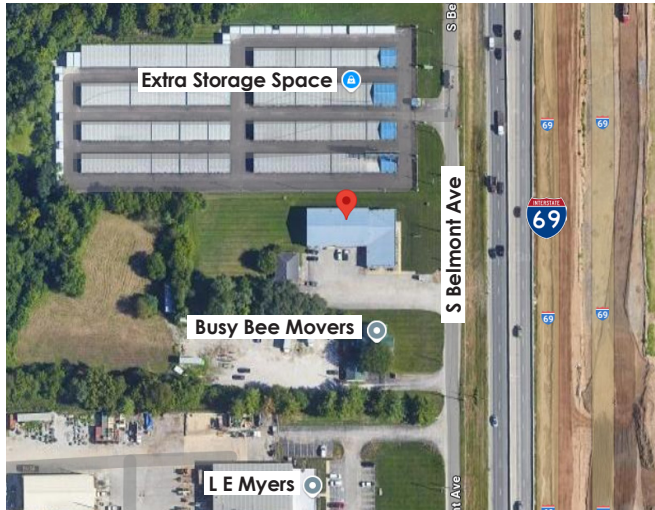
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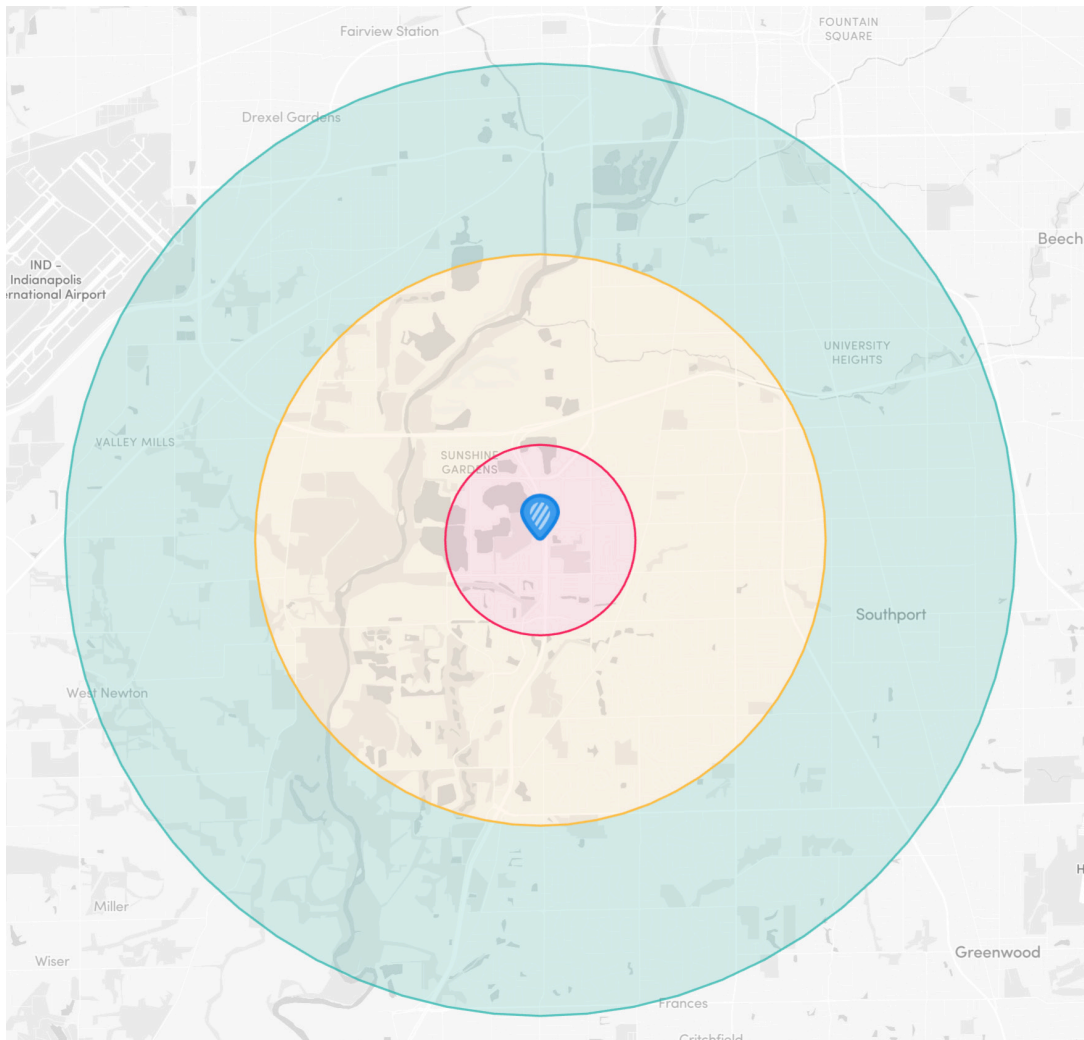
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DEMOGRAPHICS

| 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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