

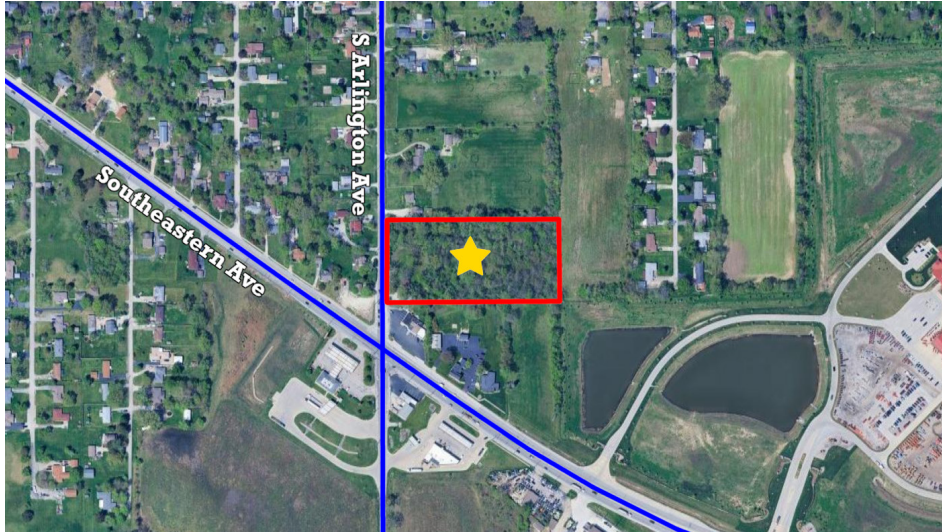
# Development Land

2345 South Arlington Avenue, Indianapolis, IN 46203



## FOR SALE

**HALEA KOPETSKY**  
Listing Broker – Merrill Property Group  
P: 317-296-2647  
halea@merrillpropertygroup.com



## PROPERTY OVERVIEW

Prime 5-Acre Commercial Land – Zoned C1 (potential for C3)

Located at 2345 S Arlington Ave, Indianapolis, IN 46203, this 5-acre property offers exceptional potential for commercial development or investment. Zoned C1 (Office-Buffer Commercial District), this site is ideal for a variety of permitted uses, including professional offices, medical clinics, retail shops, personal services, childcare centers, and more—making it a versatile opportunity in a growing area.

The property includes an 864 SF single-family home featuring 2 bedrooms, 1 bathroom, and a mini barn. Which could serve as temporary rental, office space, or on-site housing during development.

With ample space for expansion and easy access to major roadways, this property is well-positioned for business use or redevelopment. Whether you're looking to establish a new commercial venture, build office space, or explore mixed-use possibilities, this site offers a strong foundation for future growth.

Don't miss this unique opportunity to secure a sizable commercial lot with existing structures in a prime Indianapolis location!

## PROPERTY HIGHLIGHTS

- Minutes from I-465 and I-74
- 5 Acres with nearby commercial development
- Great potential with future development in the area

## OFFERING SUMMARY

**LIST PRICE:** \$1,000,000

**BUILDING SIZE:** 864 SF

**LOT SIZE:** 5 Acres

**ZONING:** C1 - potential for C3

**YEAR BUILT:** 1948

**TRAFFIC COUNT:** 5,058 AADT

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.

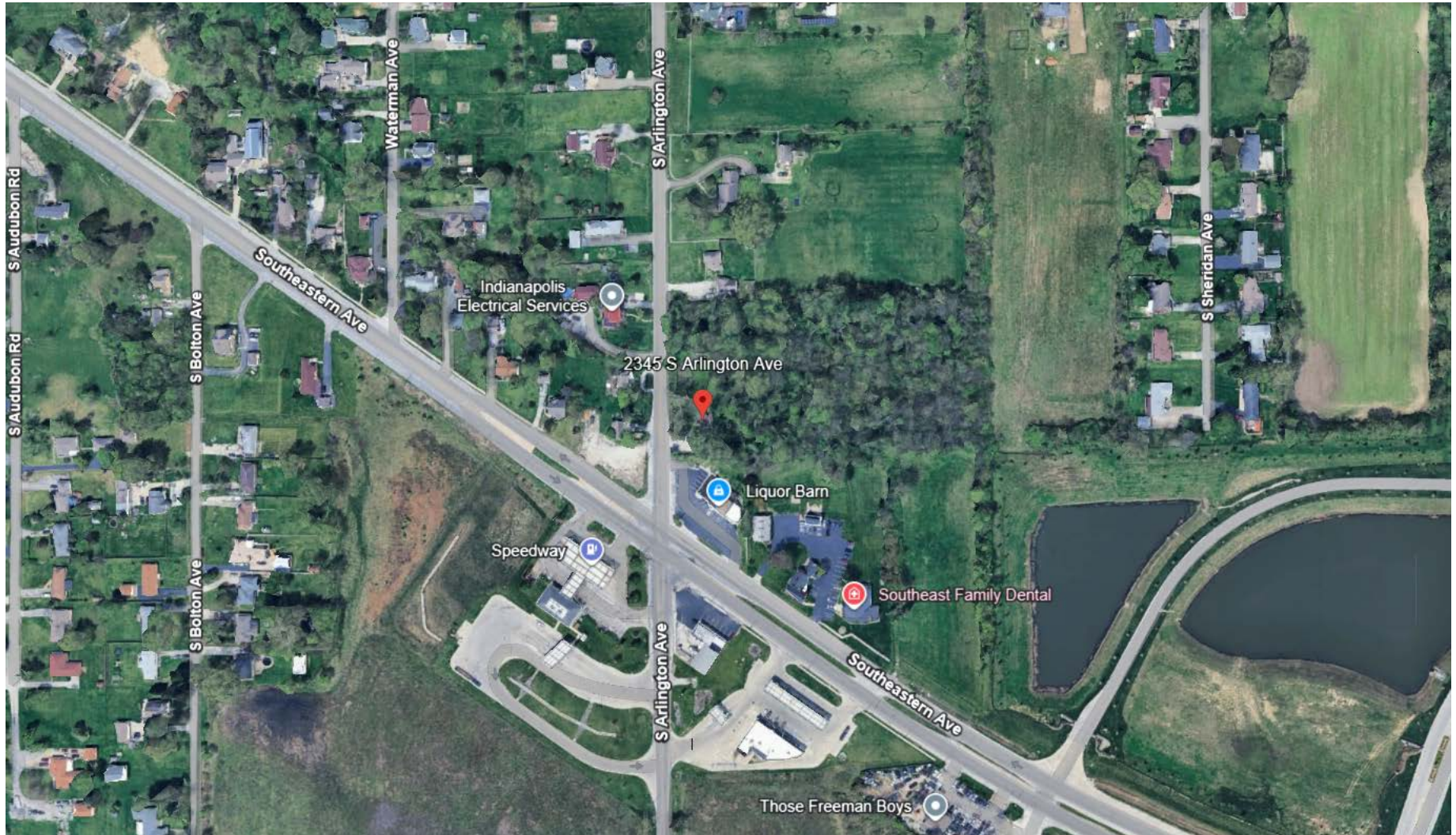
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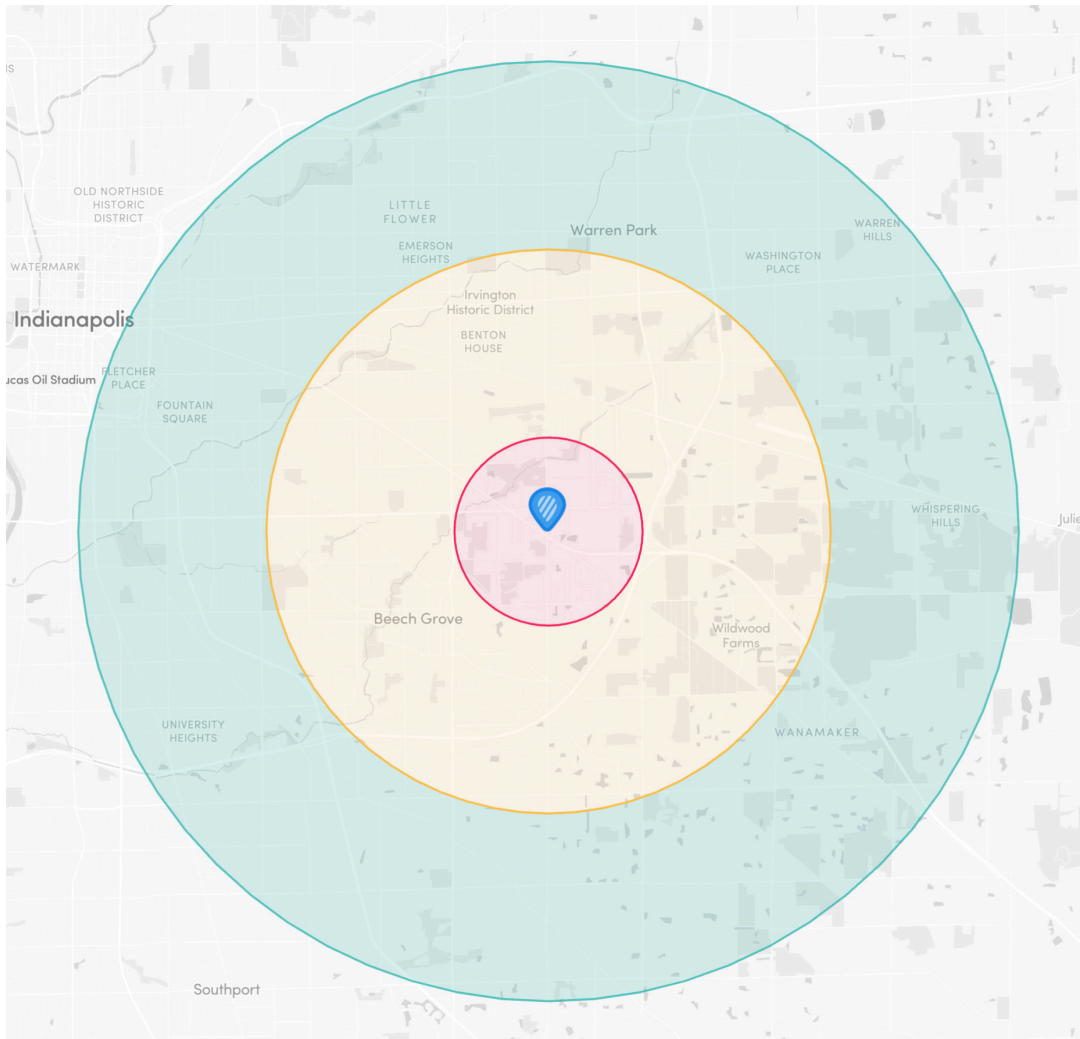
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### DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	3,226	64,303	207,476
Workday Population	3,455	61,627	187,636

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	604	13,244	40,332
Ages 15-24	391	7,866	27,258
Ages 25-54	1,276	26,158	86,007
Ages 55-64	428	7,653	24,225
Ages 65+	527	9,383	29,654

Income	1 Mile	3 Miles	5 Miles
Median	\$73,658	\$64,369	\$63,305
< \$15,000	46	2,195	9,023
\$15,000-\$24,999	92	2,276	7,703
\$25,000-\$34,999	87	2,167	7,745
\$35,000-\$49,999	116	3,726	11,595
\$50,000-\$74,999	282	4,747	14,117
\$75,000-\$99,999	222	3,728	10,859
\$100,000-\$124,999	109	2,594	7,878
\$125,000-\$149,999	66	1,605	4,983
\$150,000-\$199,999	81	1,391	4,613
> \$200,000	126	1,165	4,800

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,302	27,993	93,896
Renter Occupied	276	9,905	36,369
Owner Occupied	951	15,689	46,945
Vacant	75	2,398	10,582

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