

Flex Commercial Space

5 W Epler Ave, Indianapolis, IN 46217



FOR SALE OR LEASE

MORGAN METCALF

Listing Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

JOSIE LAVEY

Listing Broker – Merrill Property Group
P: 317-721-4319
josie@merrillpropertygroup.com



PROPERTY OVERVIEW

This versatile commercial property offers a rare combination of functionality, flexibility, and accessibility—ideal for a wide range of business uses.

Located at 5 W Epler Avenue, the building features 7,020 SF on the ground floor along with an additional 5,000 SF of mezzanine space, providing ample storage accessible by stairs while preserving usable workspace below. Flexible commercial zoning allows for a variety of uses, making this a strong fit for businesses needing adaptable space. The property is designed for efficiency, with five overhead doors and a unique drive-through capability that allows vehicles to pull completely through the building—streamlining loading, unloading, and daily operations. Inside, the office, restrooms, and break area were fully updated in 2024, offering a clean, modern environment. This property also offers secured parking.

Strategically positioned just minutes from I-465 and I-69, and steps from SR-135, the property provides excellent connectivity to the greater Indianapolis area, supporting efficient service and distribution. This is a rare opportunity to secure a highly functional property with built-in versatility and strong logistical advantages.

OFFERING SUMMARY

LIST PRICE: \$ 1,250,000 (inquire for lease rate)

BUILDING SIZE: 7,020 SF Building | 5,000 SF Mezzanine

LOT SIZE: 0.52 Acres

ZONING: DA*

YEAR BUILT: 2000, Renovated in 2024

TRAFFIC COUNT: 4,403 AADT

USES: Contractor Warehouse, Showroom, Flex



*Property is currently in the process of being rezoned to C5

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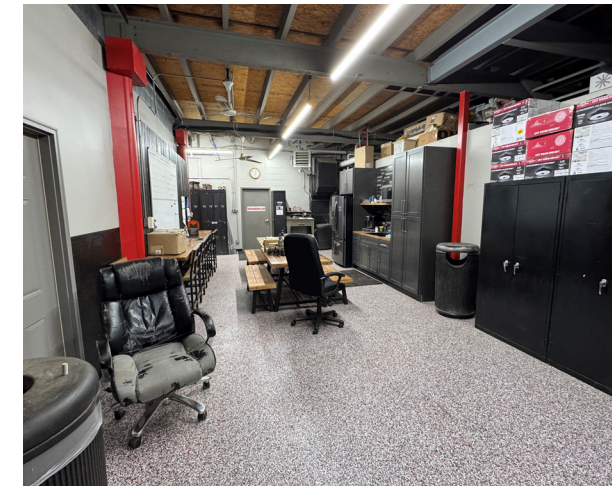
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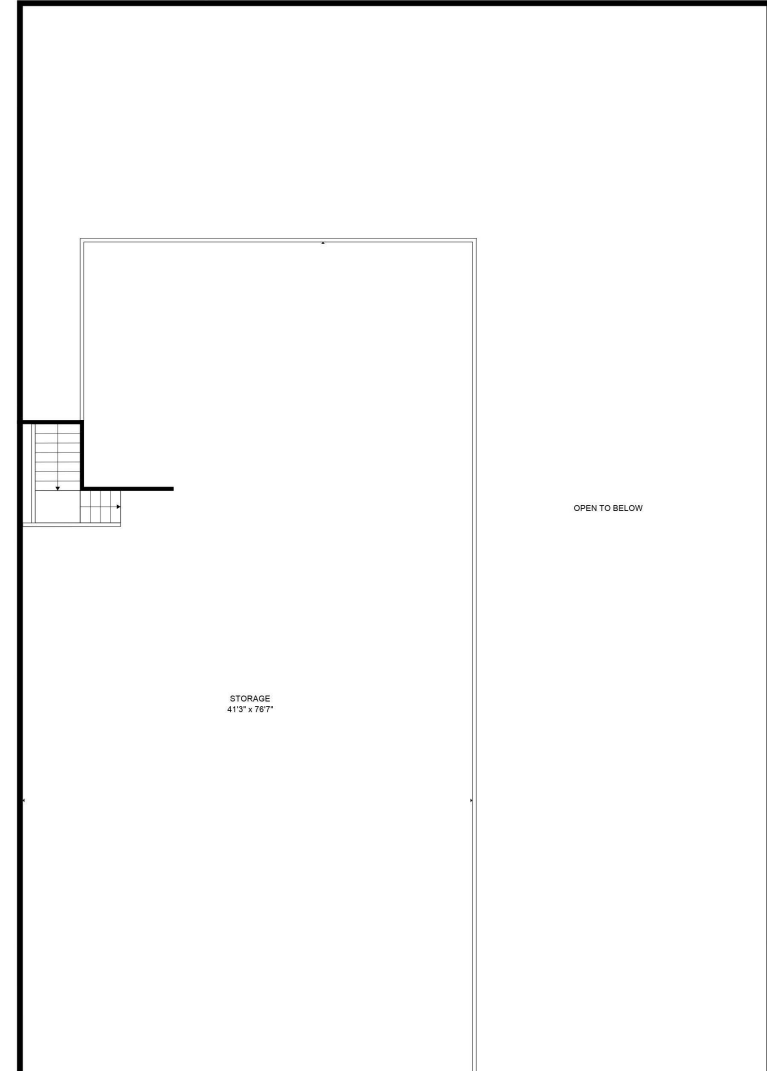
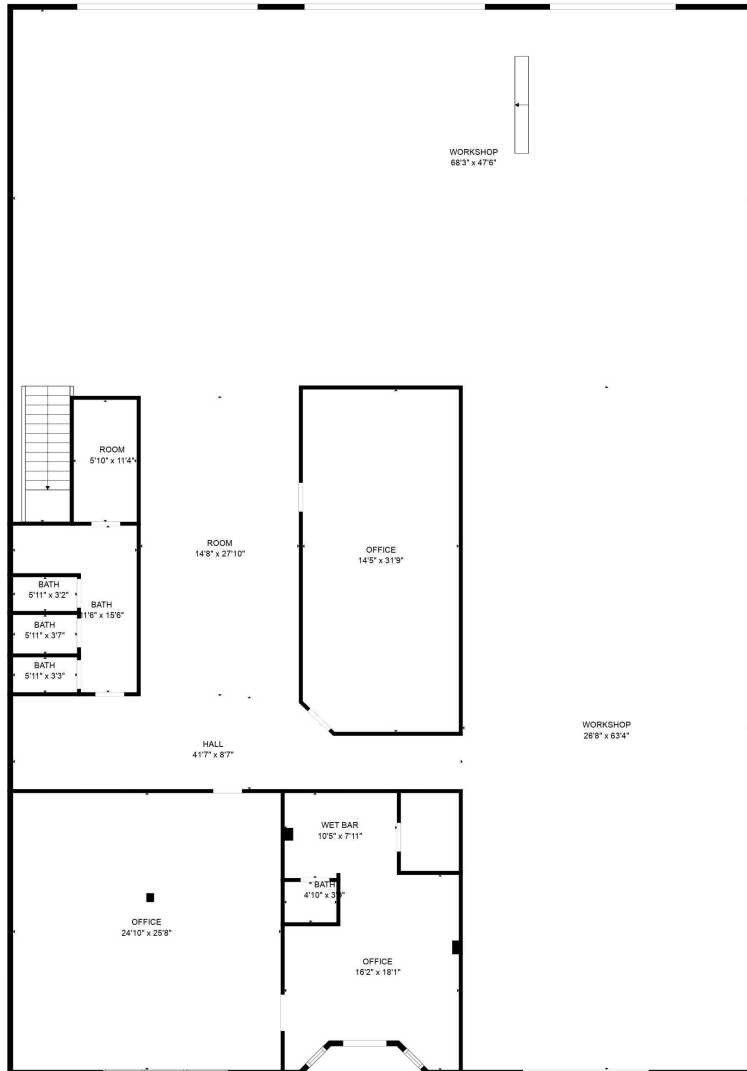
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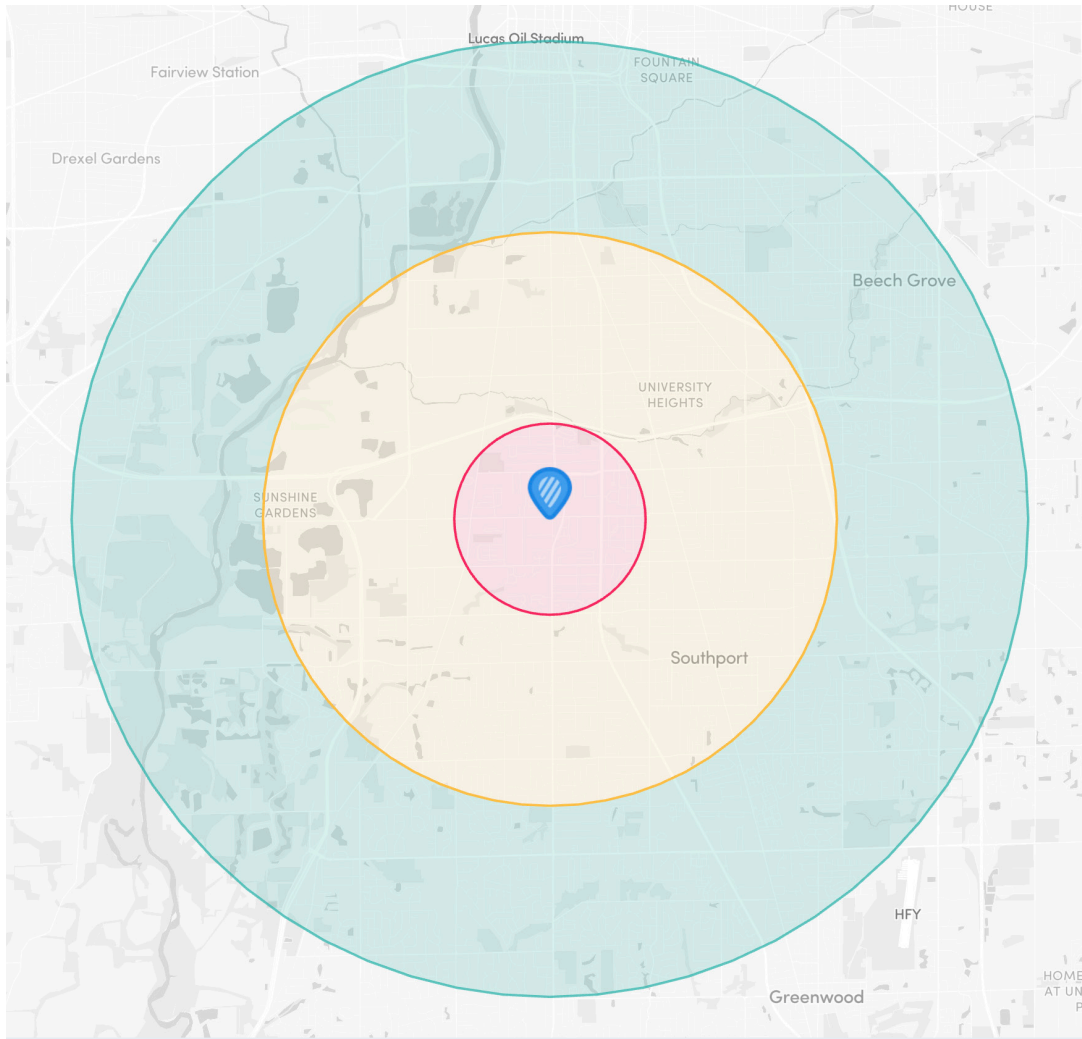
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	8,820	71,154	194,305
Workday Population	6,993	57,902	182,159

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,003	14,517	38,293
Ages 15-24	1,142	11,227	26,630
Ages 25-54	3,495	27,757	77,690
Ages 55-64	882	7,475	21,378
Ages 65+	1,297	10,178	30,314

Income	1 Mile	3 Miles	5 Miles
Median	\$66,924	\$67,524	\$67,305
< \$15,000	293	1,913	5,165
\$15,000-\$24,999	243	2,169	6,567
\$25,000-\$34,999	220	2,360	7,322
\$35,000-\$49,999	331	3,385	10,056
\$50,000-\$74,999	863	5,833	15,316
\$75,000-\$99,999	521	3,888	11,223
\$100,000-\$124,999	345	2,619	7,410
\$125,000-\$149,999	214	1,749	4,754
\$150,000-\$199,999	109	1,539	4,622
> \$200,000	159	1,563	4,223

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,653	29,351	83,757
Renter Occupied	1,363	11,564	33,468
Owner Occupied	1,935	15,453	43,189
Vacant	354	2,334	7,100

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