

# Banta Trails

6319-6423 S East St Indianapolis, IN 46227



## FOR LEASE

**JOSIE LAVEY**

Listing Broker – Merrill Property Group

P: 317-721-4319

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### PROPERTY OVERVIEW

Under new ownership and management since 2021, this prime commercial property offers unparalleled flexibility for businesses seeking tailored office space. With direct suite access, abundant on-site parking, and excellent connectivity via US 31 to I-465, it's designed for convenience and accessibility. The versatile floor plans accommodate diverse business needs, from open-concept offices to customized layouts. This property is a strategic choice for tenants looking for a dynamic, adaptable leasing opportunity in a prime location.

### OFFERING SUMMARY

**LIST PRICE:** \$17-\$17.50/SF MG

**SUITES:** 3 Available

**ZONING:** CS

**YEAR BUILT:** 1991

**TRAFFIC COUNT:** 37,600 AADT

**USES:** Office and Medical Office

### PROPERTY OVERVIEW

- Close proximity to the interstate
- Flexible Spaces
- Frontage on US 31 South
- Direct access to suites and separate HVAC
- Only 6 miles from Downtown Indianapolis
- Park-Like setting on East front
- Quick Occupancy

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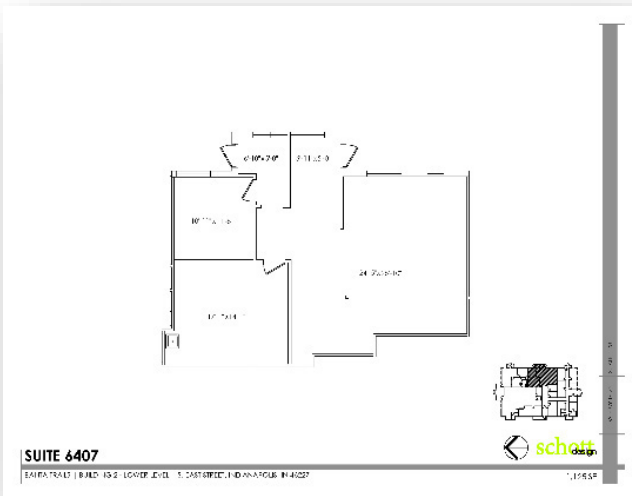
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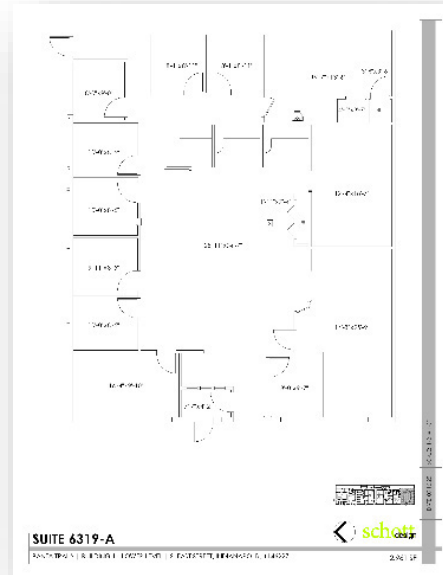
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**Name: Bldg 2 Suite 6407A**

**Size: 2,095 SF**

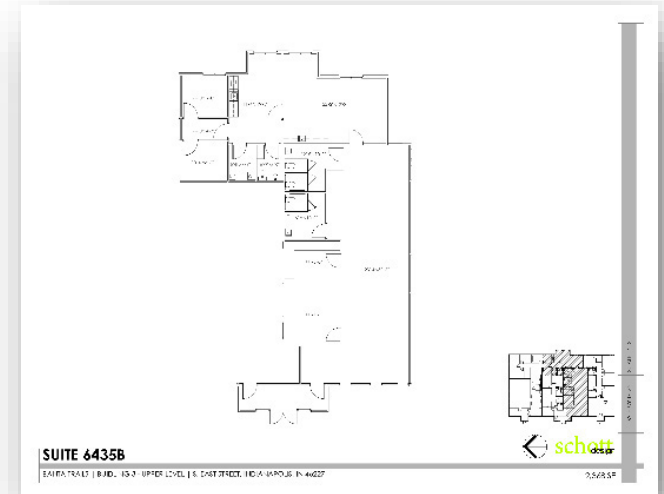
**Location: Creekside**



**Name: Bldg 1 Suite 6319A**

**Size: 2,961 SF**

**Location: Creekside**



**Name: Bldg 3 Suite 6435B**

**Size: 2,368 SF**

**Location: Frontage on 31**

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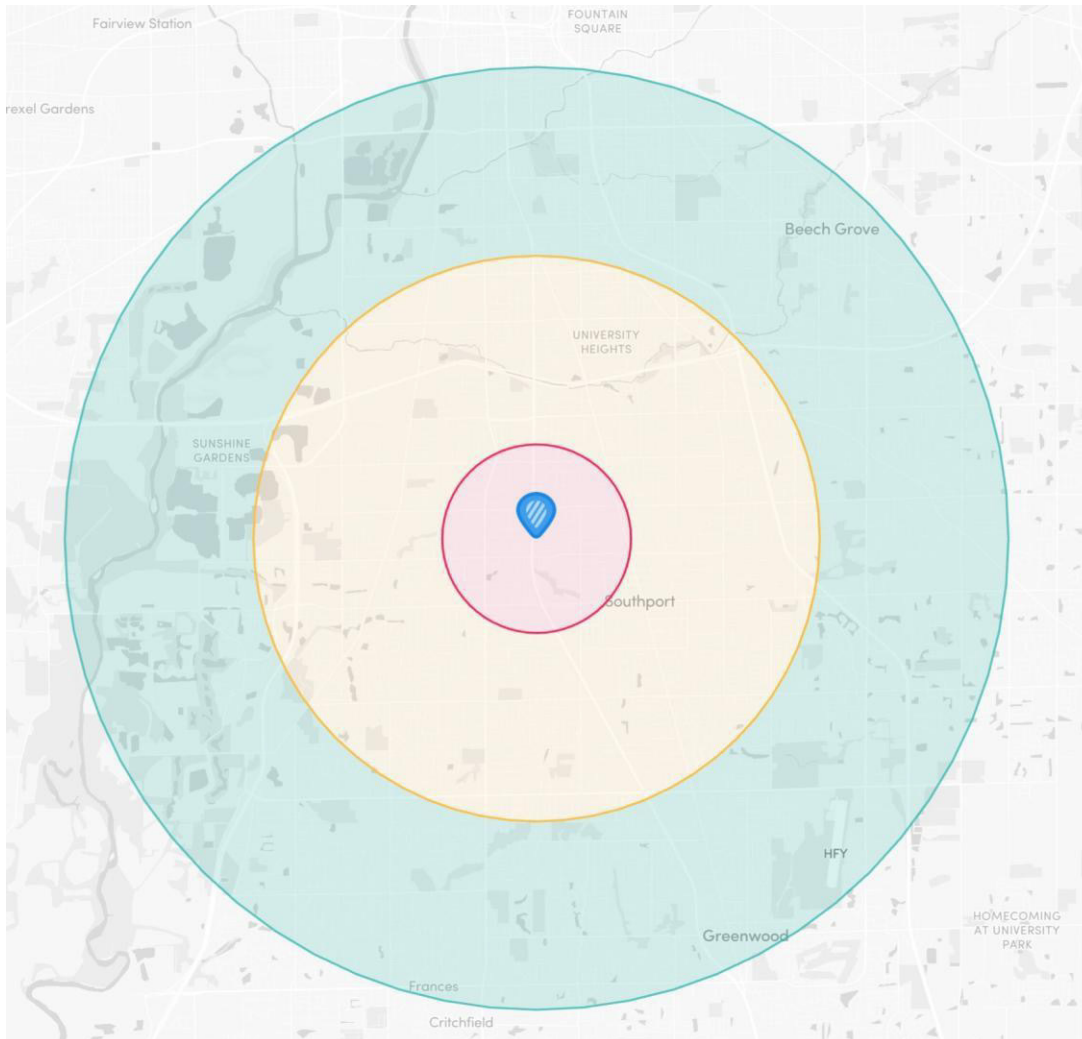
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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	7,786	85,608	183,196
Workday Population	142,742	1,300,044	3,692,523
<b>Age</b>			
Ages 0-14	1,532	17,555	36,287
Ages 15-24	951	12,868	25,301
Ages 25-54	3,040	33,228	71,634
Ages 55-64	846	8,864	20,322
Ages 65+	1,417	13,094	29,652
<b>Income</b>			
Median	\$72,439	\$67,262	\$70,892
< \$15,000	228	2,195	4,382
\$15,000-\$24,999	172	2,732	5,543
\$25,000-\$34,999	191	3,018	6,463
\$35,000-\$49,999	360	4,214	9,174
\$50,000-\$74,999	769	7,292	14,517
\$75,000-\$99,999	502	4,598	10,668
\$100,000-\$124,999	359	3,139	7,207
\$125,000-\$149,999	240	2,152	4,758
\$150,000-\$199,999	160	1,866	4,674
> \$200,000	203	1,785	4,369
<b>Housing</b>			
Total Units	3,534	35,670	77,158
Renter Occupied	1,266	14,838	28,964
Owner Occupied	1,919	18,152	42,793
Vacant	349	2,679	5,401

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