

# FOR LEASE

1728 Churchman Ave Indianapolis, IN 46203



## Warehouse for Lease

**MATT GRAY**  
Broker – Merrill Property Group  
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### PROPERTY OVERVIEW

Approximately 3,000 square feet of heated warehouse storage conveniently located one mile from the I-65/Raymond Street interchange. Excellent regional access near the I-70/I-65 split. The open space features clear heights ranging from 12' to 14' and one 10' x 12' overhead door. Entrance to the premises is gated. Optionality for outdoor storage is negotiable.

### PROPERTY HIGHLIGHTS

- Approximately 3,000 square feet of heated warehouse storage space
- One 10x12 overhead drive-in door
- 12' to 14' clear height
- Fenced site with gated entry. Site features exterior security lighting and cameras
- Option for outdoor storage negotiable
- Convenient regional access near I-65/I-70 split
- One mile drive to I-65/Raymond Street Interchange

### OFFERING SUMMARY

**LIST PRICE:** \$2,250/mo.

**AVAILABLE:** ±3,000 SF

**ZONING:** I3

**BUILT:** 1970

**USES:** Warehouse Storage

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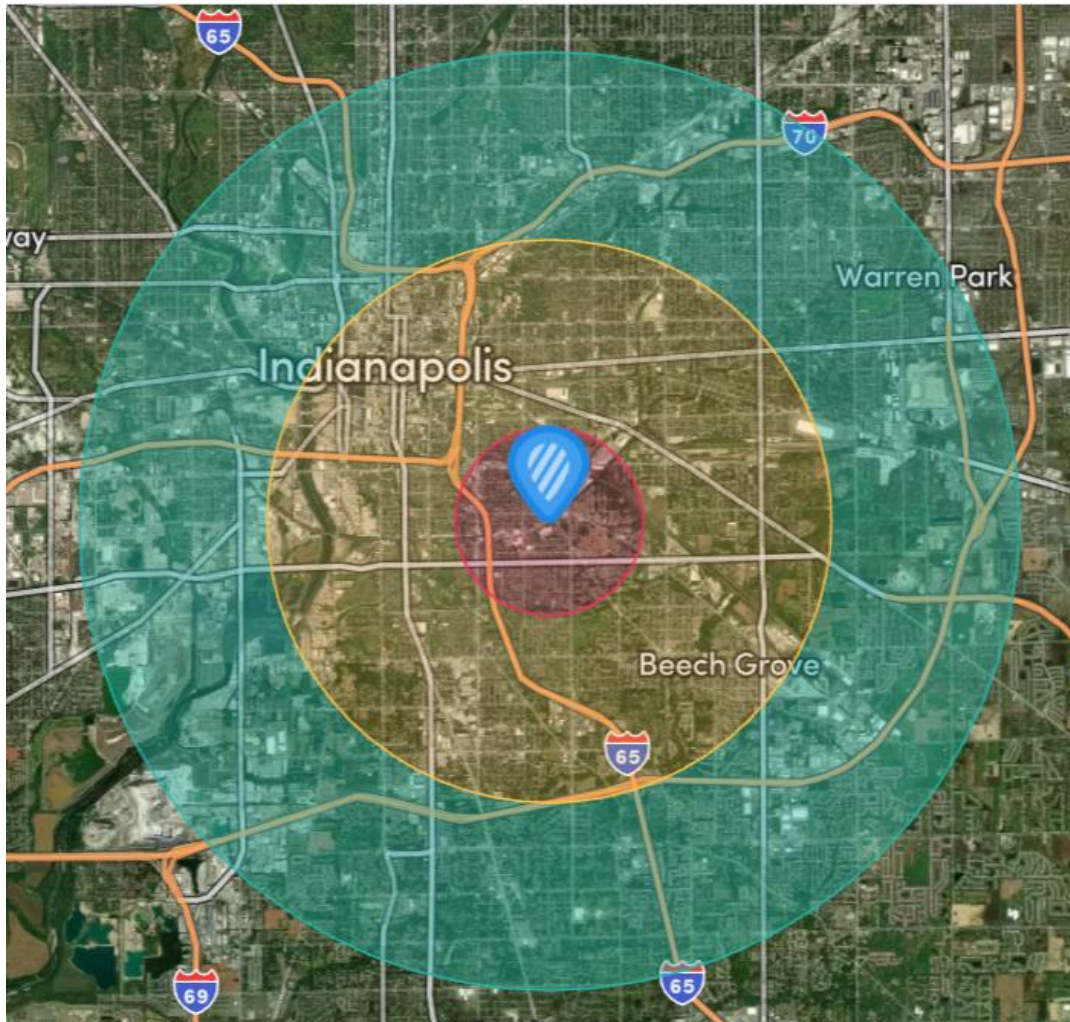
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### DEMOGRAPHICS



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 6,758  | 53,820  | 116,103 |
| Female           | 6,659  | 51,824  | 115,816 |
| Total Population | 13,417 | 105,644 | 231,919 |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 2,686  | 17,608  | 41,464  |
| Ages 15-24 | 1,572  | 15,343  | 33,241  |
| Ages 25-54 | 6,205  | 48,672  | 100,965 |
| Ages 55-64 | 1,440  | 11,431  | 25,770  |
| Ages 65+   | 1,513  | 12,592  | 30,477  |

| Income            | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Median            | \$52,800 | \$56,900 | \$57,900 |
| < \$15,000        | 725      | 6,316    | 12,865   |
| \$15,000-\$24,999 | 602      | 4,981    | 10,200   |
| \$25,000-\$34,999 | 702      | 4,057    | 9,016    |
| \$35,000-\$49,999 | 763      | 6,145    | 13,552   |
| \$50,000-\$74,999 | 841      | 6,945    | 16,646   |
| \$75,000-\$99,999 | 720      | 5,976    | 12,698   |
| \$100,000-        | 654      | 6,239    | 13,032   |
| \$150,000-        | 202      | 2,342    | 4,885    |
| > \$200,000       | 320      | 2,985    | 6,050    |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 6,620  | 54,141  | 114,278 |
| Occupied        | 5,527  | 45,986  | 98,943  |
| Owner Occupied  | 2,492  | 19,108  | 45,213  |
| Renter Occupied | 3,035  | 26,878  | 53,730  |
| Vacant          | 1,093  | 8,155   | 15,336  |

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