

FOR SALE \$640,000

1012 E 75TH ST.

Indianapolis, IN 46240



PROPERTY DESCRIPTION:

Beautifully renovated commercial office in the Meridian Hills area located across the street from the Monon Trail. The architecture and design of this Cape Cod 3-story building are simply stunning. Plenty of square footage for all of your business needs along with extra space in the basement and finished attic. From the views looking out of the nautical windows in the conference room, detailed triple crown molding throughout, large built-in shelving, and an expansive glass-enclosed owner's suite on the first floor, this property will be sure to dazzle your clients. Plenty of private/designated parking in the rear of the building.

KW COMMERCIAL
G2 Real Estate Group
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
C: (317) 281-2514
rbutcher@g2reg.com
IN #RB18000445

Each Office Independently Owned and Operated kwcommercial.com

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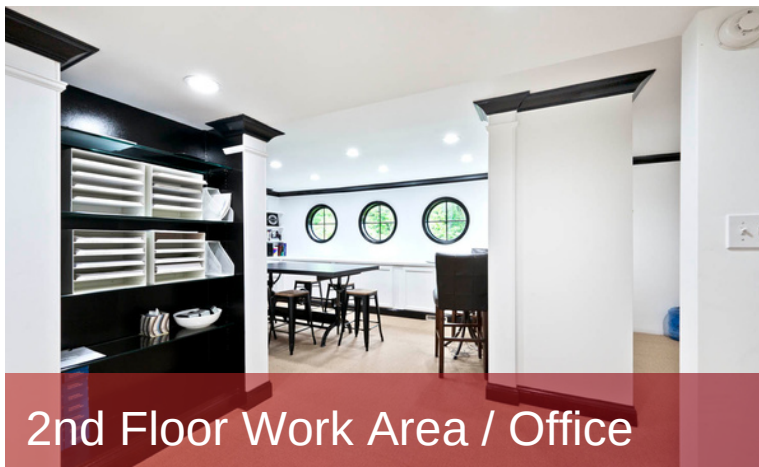
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1st Floor from Executive Office



1st Floor Meeting Area



2nd Floor Work Area / Office



2nd Floor Work Area / Office



Inviting Front View



Aerial View Looking SE

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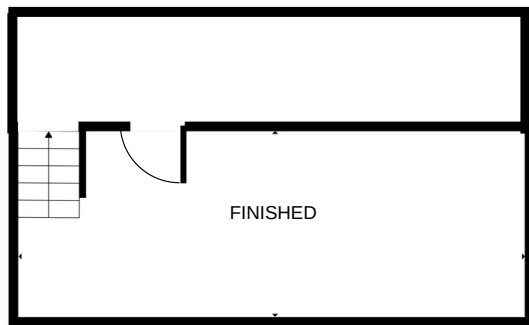
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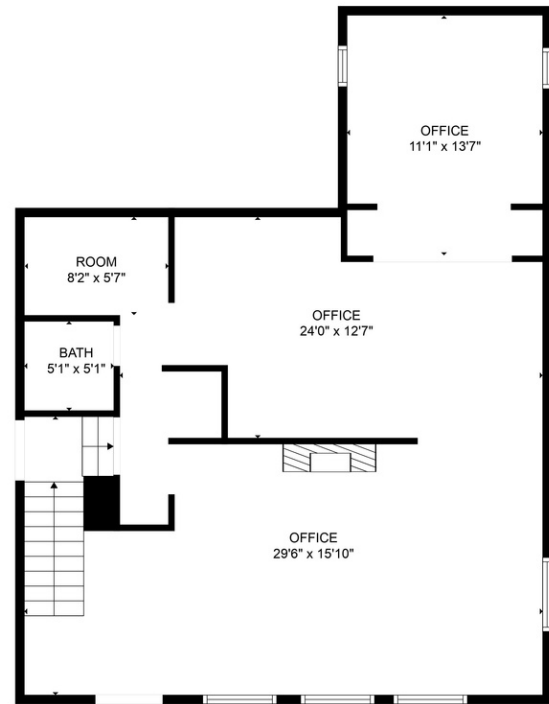
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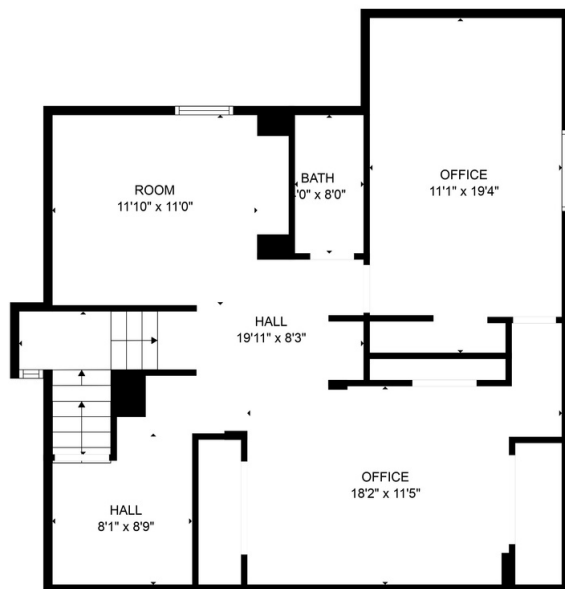
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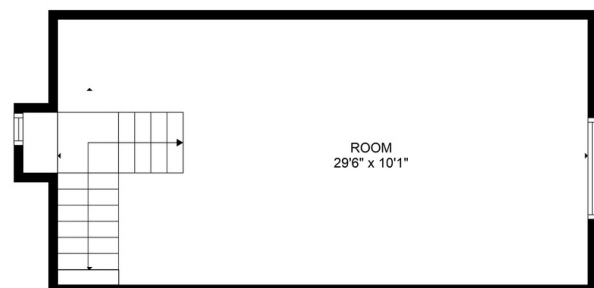
Basement



1st Floor



2nd Floor



Attic

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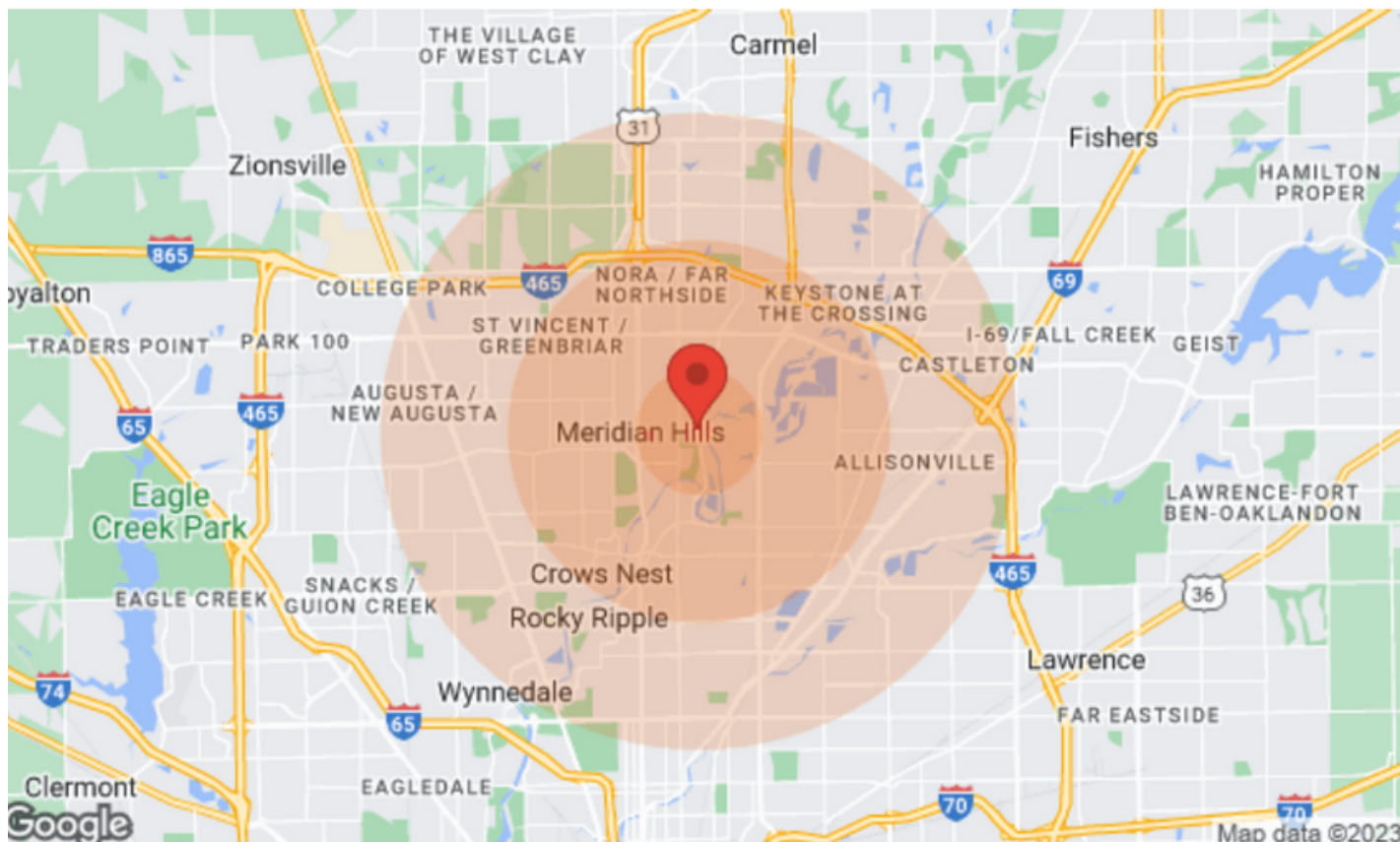
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Population	1 Mile	3 Miles	5 Miles
Male	2,494	34,413	93,216
Female	2,492	37,004	100,715
Total Population	4,986	71,417	193,931

Income	1 Mile	3 Miles	5 Miles
Median	\$77,895	\$57,501	\$34,057
<\$15,000	130	2,945	21,698
\$15,000-\$24,999	257	3,264	15,245
\$25,000-\$34,999	130	3,443	15,053
\$35,000-\$49,999	300	4,536	17,106
\$50,000-\$74,999	417	6,093	16,124
\$75,000-\$99,999	243	4,303	8,851
\$100,000-\$149,999	228	4,066	7,757
\$150,000-\$199,999	176	2,062	2,624
> \$200,000	324	2,385	2,032

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,531	36,622	96,871
Occupied	2,335	33,958	87,594
Owner Occupied	1,900	20,824	48,781
Renter Occupied	435	13,134	38,813
Vacant	196	2,664	9,277

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	811	13,013	37,950
Ages 15-24	577	7,537	22,404
Ages 25-54	1,837	28,950	80,488
Ages 55-64	801	9,319	23,838
Ages 65+	960	12,598	29,251

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