



FOR LEASE

8101 S Shelby Street

Indianapolis, IN 46227



PROPERTY HIGHLIGHTS

- +/- 2,000 SF
- Zoned C-1
- Ample parking
- Dual security systems
- Excellent access & major visibility
- Close proximity to major retail corridor

www.Halakar.com

Colton Snodgrass | 317.536.0218 | csnodgrass@halakar.com
Liz DeKoninck | 317.536.0093 | liz@halakar.com

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SINGLE LEVEL DENTAL / MEDICAL SPACE AVAILABLE



OFFERING SUMMARY

Lease Rate:	\$20.00 SF
Lease Type:	MG
Building Size:	4,000 SF
Available SF:	2,000 SF
Zoning:	C-1

PROPERTY OVERVIEW

Single level dental/medical space available. Excellent opportunity to open or expand your dental/medical practice along the heavy retail corridor of US 31 on the south side of Indianapolis. Located just minutes from two I-65 interchanges, I-465, and the Greenwood Park Mall. Cozy lobby with stone finishes, exposed beams, and a gas fireplace.

LOCATION OVERVIEW

DISTANCE TO:

Downtown Indianapolis - 8.6 miles

I-65 Exit 101 - 4.7 miles

I-465 - 5 miles

Greenwood Park Mall - 1.5 miles

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,659	32,557	72,894
Total Population	11,958	80,134	181,875
Average HH Income	\$52,097	\$62,938	\$63,430

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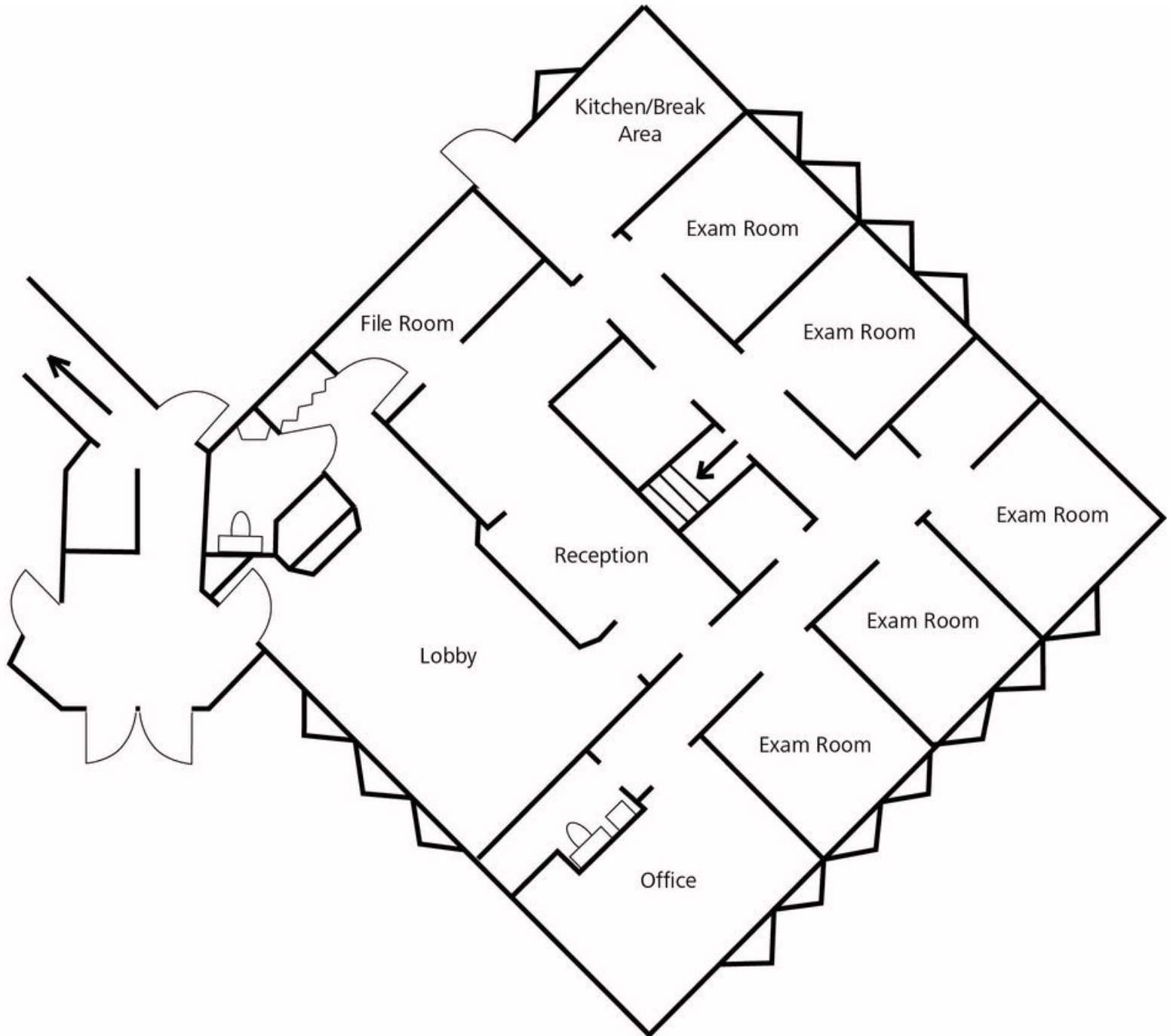


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FLOOR PLAN



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Retailer Map



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