



## FOR SALE

## INVESTMENT OPPORTUNITY | RAWLES INDUSTRIAL PARK

**9732 - 9810 RAWLES AVE, INDIANAPOLIS, IN 46229**

INDUSTRIAL

TOTAL ACREAGE

± 9.82 ACRES

TOTAL SQUARE FOOTAGE

27,700

YEAR BUILT 1998

ZONED I-4

NO. OF BUILDINGS 10 TOTAL

ON-SITE PROPERTY MANAGEMENT

EASY ACCESS TO I-465

THE PROPERTY

10 TOTAL BUILDINGS, 8 INDUSTRIAL AND 2 RESIDENTIAL TOTALLING 27,700 SQUARE FEET ON ± 9.82 ACRES OF INDUSTRIAL LAND IN INDIANAPOLIS, INDIANA. THE PROPERTY’S LOCATION IS SERVED BY 27 AIRPORTS WITHIN 50 MILES – AND POSITIONED ALONG THE I-465 CORRIDOR

PROPERTY HIGHLIGHTS

- BELOW MARKET RENTS IN PLACE
- ZONING FOR OUTDOOR STORAGE
- IDEAL PROPERTY FOR 1031 EXCHANGE
- 100% OCCUPIED WITH STABLE TENANT MIX
- EASY ACCESS TO I-465
- ADDITIONAL INCOME STREAMS
- FLEXIBLE LEASES IN PLACE

MAJOR RETAILERS



- MCDONALDS
- STARBUCKS
- TACO BELL
- DAIRY QUEEN
- BURGER KING
- PAPA JOHNS
- IHOP
- CHICK-FIL-A
- POPEYES LOUISIANA KITCHEN
- ARBY’S
- OLIVE GARDEN
- MCALISTER’S DELI
- SUBWAY
- KFC
- + MORE



- TARGET
- KROGER
- WENDY’S
- BIG LOTS
- DOLLAR TREE
- WALMART
- ALDI
- BEST BUY
- DISCOUNT TIRE
- GOODWILL
- + MORE

INTERSTATE ACCESS





## DEMOGRAPHICS

	1mi	3mi	5mi
Population	3,535	51,070	153,208
Households	1,318	19,694	58,585
Average Household Size	2.68	2.58	2.60
Avg. Household Income	\$99,734	\$76,714	\$72,887

## NEIGHBORHOOD



INDIANAPOLIS  
AIRPORT



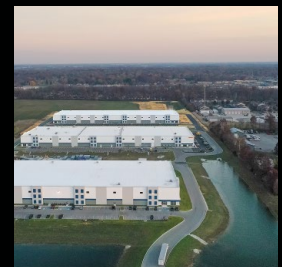
ARMSTRONG AIR  
& SPACE MUSEUM



NEWFIELDS  
INDIANAPOLIS



CONNER  
PRAIRIE



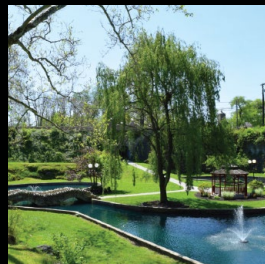
DHL EXPRESS  
SERVICE CENTER



DOWNTOWN  
INDIANAPOLIS INDIANA



STABLE CHASE  
NATURE SANCTUARY



SUNKEN GARDENS



HINDU TEMPLE  
OF CENTRAL INDIANA



INDIANA STATE  
MUSEUM



INDIANAPOLIS  
STATE  
FAIRGROUNDS



INDIANAPOLIS  
WORLD SPORTS  
PARK



THE CHILDREN'S  
MUSEUM OF  
INDIANAPOLIS

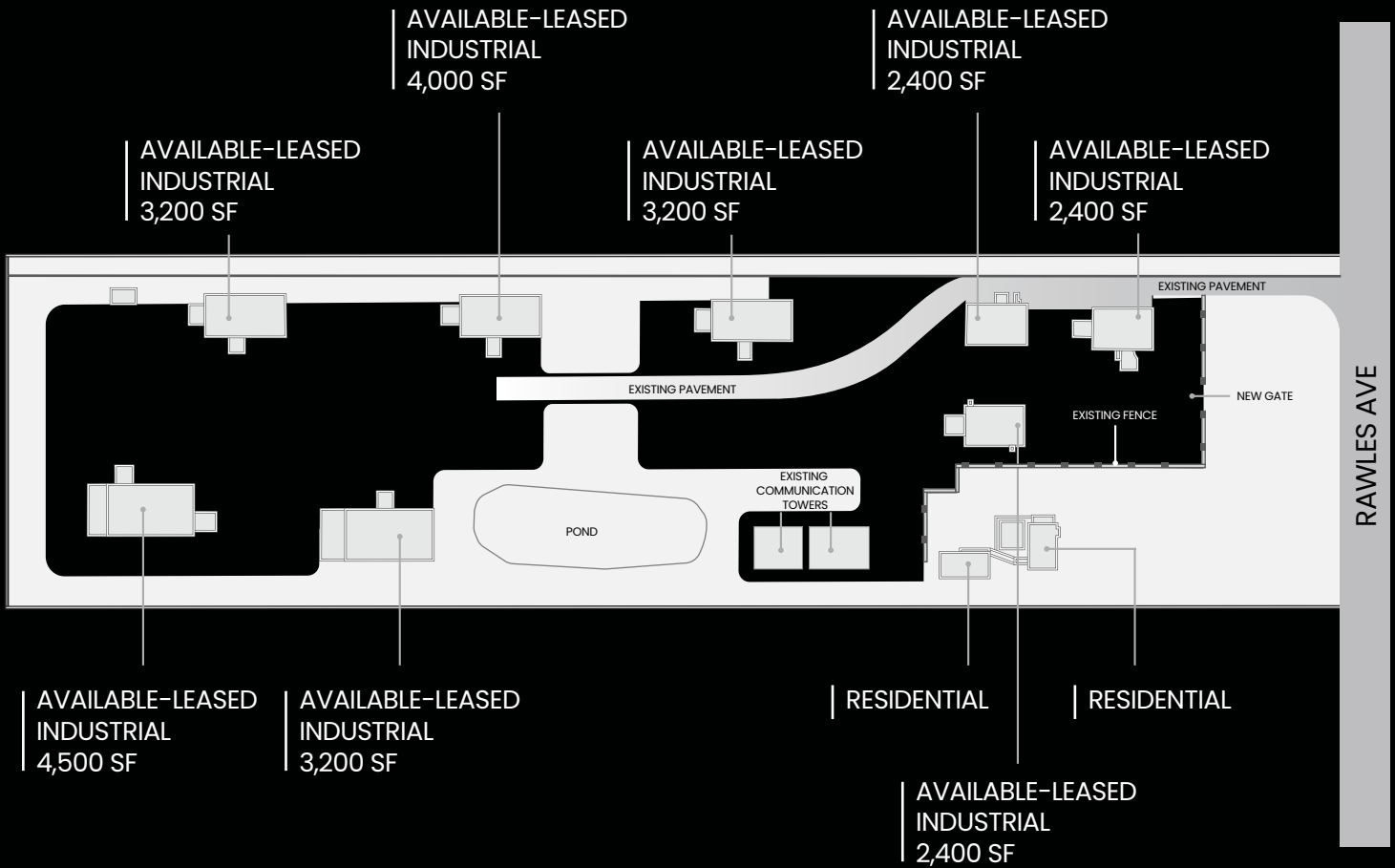


WHITE RIVER  
STATE PARK



MORNINGSTAR  
GOLF CLUB

## SITE PLAN



## CONTACT

BRIGHTPOINT REAL ESTATE  
9450 N MERIDIAN ST. SUITE 200  
INDIANAPOLIS, IN 46260

[WWW.BRIGHTPOINTREALESTATE.COM](http://WWW.BRIGHTPOINTREALESTATE.COM)

**COOPER LAIKIN** | MANAGING BROKER  
317.989.6444  
[CLAIKIN@BRIGHTPOINTRE.COM](mailto:CLAIKIN@BRIGHTPOINTRE.COM)

**EVAN KROOT** | BROKER  
317.625.4377  
[EKROOT@BRIGHTPOINTRE.COM](mailto:EKROOT@BRIGHTPOINTRE.COM)

B|P