

FOR SALE



PRICE **\$1,950,000**

PROPERTY INFORMATION

ADDRESS 1	1506 Main Street, Indianapolis, IN
ADDRESS 2	1520 Main Street, Indianapolis, IN
ADDRESS 3	4914 W 15th Street, Indianapolis, IN
COUNTY	Marion
OWNERSHIP	Fee Simple
ACREAGE	.42 Acres
TOTAL SF	12,224 SF
ZONING	SZ1 / D5
OCCUPANCY	VACANT

VERITAS REALTY is pleased to present a prime, three-property portfolio opportunity in Speedway, IN. Consisting of two commercial buildings totaling 9,592 SF and one residential property comprised of 2,632 SF, this unique offering presents the opportunity to purchase real estate less than 400 yards away from the Indianapolis Motor Speedway.

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PROPERTY INFORMATION



Property #1

Property #2

Property #3

ADDRESS **1520 Main St
Indianapolis, IN**

ADDRESS **1506 Main St
Indianapolis, IN**

ADDRESS **4914 W 15th St
Indianapolis, IN**

SIZE **7,192 SF**

SIZE **2,400 SF**

SIZE **2,632**

ACRES **.11**

ACRES **.06**

ACRES **.25**

ZONING **SZ1**

ZONING **SZ1**

ZONING **D5**

OCCUPANCY **Vacant**

OCCUPANCY **Vacant**

OCCUPANCY **Vacant**

TYPE **Retail/Office**

TYPE **Retail/Office**

TYPE **Single Family**

CORRIDOR MAP

Burlington Coat Factory **KOHL'S** **Kroger** **Domato's**
PETCO **ROSS** **Sprint**
Where the pets go. **DRESS FOR LESS** **White Castle**
TJ-maxx **rue21** **M.C.L.** **Applebee's**
DOLLAR TREE **SUBWAY** **Finish Line**

verizon **at&t**
CHIPOTLE **PNC**
ATI **Starbucks**
CHICAGO'S PIZZA **Marriott**

BIG LOTS! **goodwill**
T-Mobile
Denny's
McDonald's **AMERILLO WENDY'S**
TACO BELL **Pizza Hut**

PS... EAST COAST SUBS. **Wendy's**
LOWE'S **Pizza Hut**

SITE

Allison Transmission
3,300 Employees



SOUTH AERIAL



Allison
Transmission

DAREDEVIL
RACING.CO

SIX

INDYCAR
EXPERIENCE

PRI

PG
Technologies
827 EMPLOYEES

WILSHAW
APARTMENTS
90 UNITS

3,113 AVD

1300
BLOCK

MAIN ST.

BARBECUE:BOURBON
THE SPARK COFFEE

DAWSON'S
MAIN
THREE SISTERS
& A TRUNK
STUDIO 1432

Tacos:Tequila
On Main
LEO'S
BARBERSHOP

SUBJECT
PROPERTIES

EAST AERIAL

DOWNTOWN
INDIANAPOLIS



24,748 AVD

16th ST.

WILSHAW APARTMENTS
90 UNITS

WILSHAW HOTEL

PG
Technologies
827 EMPLOYEES

FUNDAE'S
ICE CREAM & SWEETS

MAIN ST.

SUBJECT
PROPERTIES

O'Reilly's
Tolen's
THE FAMOUS
SODA & CANDY
SHOP

Tacos: Tequila
On Main
LEO'S
BARBERSHOP

DAWSONS
MAIN

THREE SISTERS
& A TRUNK
STUDIO 1432

BARBECUE:BOURBON
THE SPARK COFFEE



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PROPERTY PICTURES



VERITAS REALTY

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