

OFFERING MEMORANDUM



FORMER BANK

7001 S MADISON AVE
INDIANAPOLIS, IN

- HEAVILY TRAFFICKED
- HIGHLY VISIBLE
- CORNER LOCATION
- SIGNALIZED INTERSECTION

VERITAS
REALTY



ASKING PRICE

\$ 585,000

PRICE PSF

\$ 156

ADDRESS	7001 Madison Ave, Indianapolis, IN
COUNTY	Marion County
ACREAGE	0.41 Acres
ZONING	C3, Neighborhood Commercial
SQUARE FOOTAGE	3,745 SF
YEAR BUILT	1962
UNITS	1
OCCUPANCY	Vacant
PARKING SPACES	13 Parking Spaces
DRIVE-THRU	No

Positioned on the corner of a signalized intersection.

Located at the heavily trafficked intersection of Madison Ave (18,534 AVD) & Southport Rd (11,697 AVD).

3-mile population of 84,000 people.

Large building footprint (3,745 sf) ready for the next user.

The property has 165' of road frontage.

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INDIANAPOLIS

VERITAS
REALTY
SUBJECT PROPERTY



CITY MAP

VERITAS
REALTY

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SUBJECT PROPERTY

THE HOME DEPOT **TARGET**
KOHL'S **LONGHORN STEAKHOUSE**
BOOT BARN **URBAN STYLES** **UNO**
REGIONS **Charleys**

ALDI **Staples** **FORUM**
TACO BELL **Pizza Hut** **HO'S BOX** **QDOBA** **Jersey Mike's**
Wendy's **MATTRESS FIRM** **SHERWIN WILLIAMS** **9**
PNC BANK **BANK OF AMERICA**

BURGER KING **McDonald's** **ROCKER BARREL**
FIFTH THIRD BANK
Franciscan HEALTH **SKY ZONE**

11,697 AVD

34,037 AVD

Walmart **at home** **petco** **FIVE GUYS** **McDonald's**
JAGGERS
roomplace **PET SMART** **DUNKIN'**
noodles **Burlington** **Auto Zone**

18,534 AVD

Starbucks **Chuy's** **Wendy's** **Bob Evans**
TEXAS **CARRABBA'S** **Hampton**
AspenDental **COURTYARD**

104,378 AVD

18,189 AVD

37,962 AVD

MENARDS
McDonald's **Crew CARWASH** **Firestone**

meijer **BELLE TIRE**
Panera **Arbys** **TAKE 5** **BIGGBY COFFEE**
Great Clips **jiffylube**

27,424 AVD

Hubler Automotive Group **INDY Honda**
RAY SKILLMAN

Starbucks **T.J. MAXX** **Arbys**
ULTA **Total Wine & MORE**

Kroger **Starbucks** **TACO BELL**
Cheddar's **Freddy's**

37,749 AVD

23,974 AVD

FRESH THYME MARKET **five BELOW** **BIG LOTS!**
Marshalls **HomeGoods**
Kirkland's **FirstWatch** **CRIPOTS** **Lack**

OLD NAVY **DICK'S** **SPORTING GOODS** **JCP**
macy's **VON MAUR** **KOHL'S**

Walmart
SONIC **ZAXBY'S** **Calver's**

CORRIDOR MAP

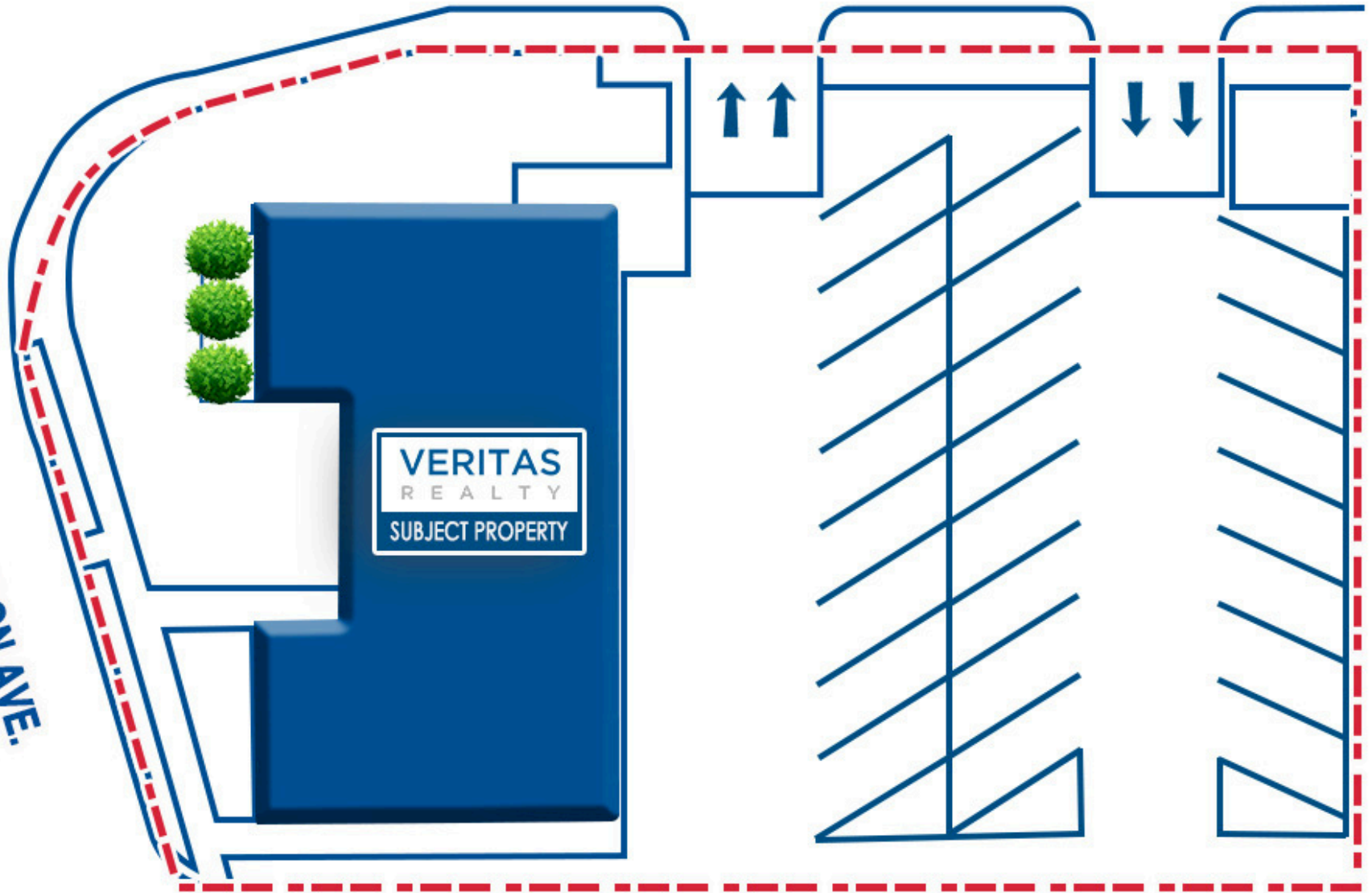
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SOUTHPORT RD.

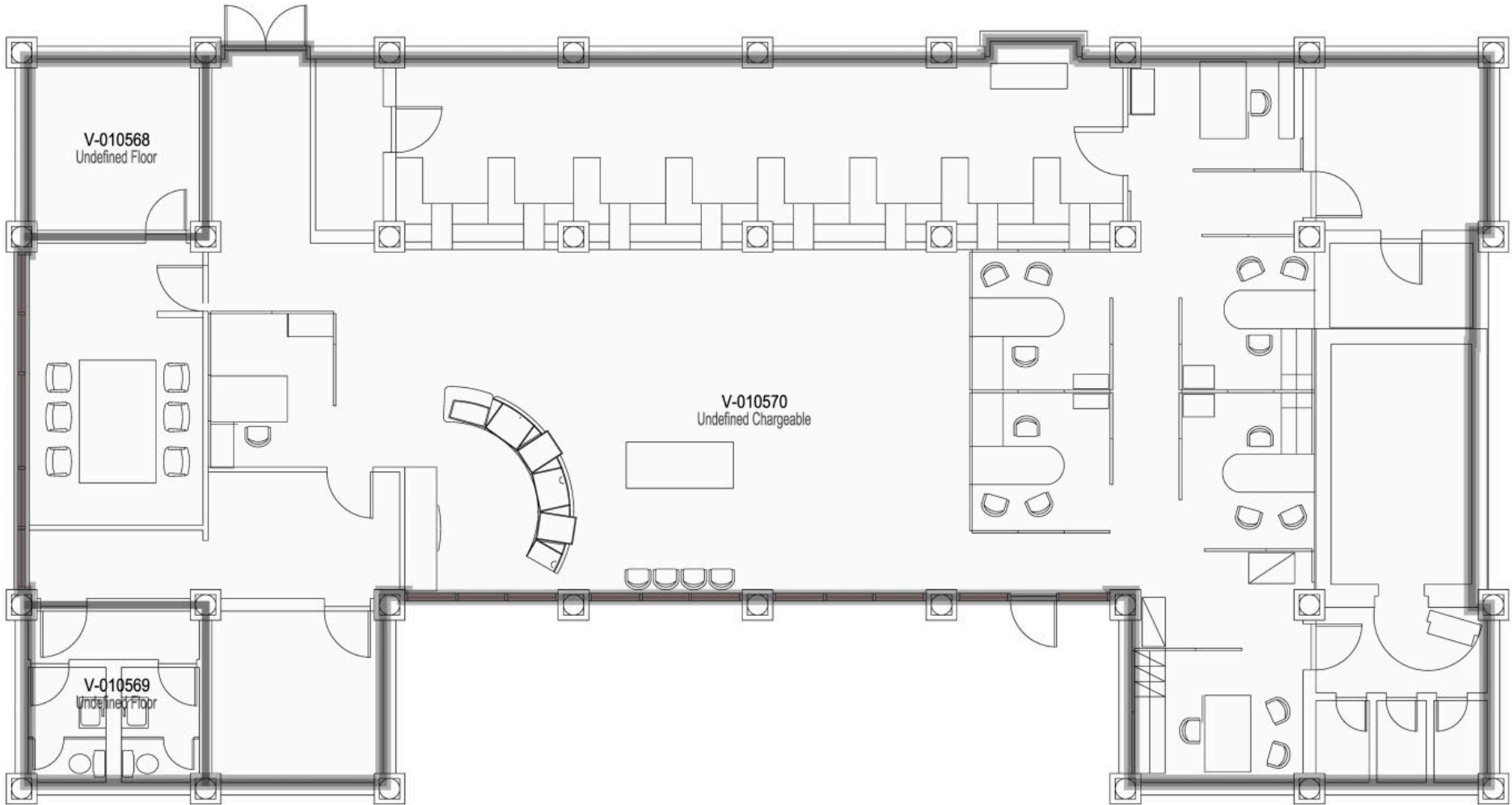
MADISON AVE.



SITE PLAN

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FLOOR PLAN

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PROPERTY PICTURES



POPULATION	1 MILE	3 MILES	5 MILES
2028 PROJ.	14,562	83,620	216,992
2023 EST.	14,895	84,122	215,990
2020 CENSUS	16,082	88,134	220,967
HOUSEHOLDS			
2028 PROJ.	5,676	35,219	86,796
2023 EST.	5,877	35,880	87,535
2020 CENSUS	6,058	36,265	87,673
AVG INCOME			
2023 EST.	\$ 51,756	\$ 67,124	\$ 75,700

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SUBJECT PROPERTY

5 MILES

3 MILES

1 MILE

 **DEMOGRAPHICS**

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OUR COMPANY

With a team of 15 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

INVESTMENT TEAM

The Veritas Realty Investment Sales is led by Jon Bannister who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. Our team provides a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.

RECENT DEALS

Johnson Fields	Indianapolis, IN	Chipotle	Multiple Locations
Windridge Shops	Indianapolis, IN	Verizon Wireless	Multiple Locations
Fishers Shoppes	Fishers, IN	WellNow	Multiple Locations
Starbucks Center	Chesterton, IN	Starbucks	Multiple Locations
Athletico Center	Martinsville, IN	Domino's	Multiple Locations
T-Mobile Center	Columbus, IN	Big Red Liquors	Multiple Locations
Jasper Crossing	Jasper, IN	Enterprise	Kokomo, IN
Fremont Outlets	Fremont, IN	Valvoline	Ft Wayne, IN
Medical Center	Plainfield, IN	Goodyear	Indianapolis, IN
Fremont Outlet	Fremont, IN	Steak N Shake	Multiple Locations
Domino's Center	Edinburg, IN	Dollar General	Multiple Locations



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VERITAS REALTY

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