



Subject Property



In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187

Offering Memorandum

3-Acre Commercial Development Site Indianapolis, Indiana

[View Map](#)

- 7444 Pendleton Pike, Indianapolis, IN 46226
- 7440 Pendleton Pike, Lawrence, IN 46226
- 7360 E Pendleton Pike, Indianapolis, IN 46226
- 4141 N Sadlier Dr, Indianapolis, IN 46226

Rare Assemblage Opportunity with Commercial Zoning
Irreplaceable Real Estate, Prime I-465 Frontage
+30K Vehicles Per Day
Current Tenants on Flexible Month-to-Month Leases

Advisory Team

Marc Merchant

Vice President

MMerchant@centurypartnersre.com

(916) 995-3298 | CA DRE LIC #02117365

Kyle Gulock

Managing Partner

KGulock@centurypartnersre.com

(310) 750-7175 | CA DRE LIC #01861385

Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | IN License #RB19001284

Contact Team



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

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Immediate Value-Add Opportunity

Value Add Strip Center + Hard Corner Development Site



Price

\$3,000,000

Land Size:

± 3 Acres

Investment Highlights

- Direct frontage to Pendleton Pike (30,000 VPD), primary retail corridor in the area.
- Opportunity for value-add with retail strip center (month-to-month & Short Term leases)
- Commercial zoning allows for a variety of uses, ideal for QSR, Gas Station, Car Wash, or other retail development.
- Located directly off I-465 exit ramp.
- Across the freeway from Menard's, the dominant home improvement retailer for the region

Location Highlights

- High traffic volume from Pendleton Pike and immediate proximity to I-465.
- 30,000 VPD on Pendleton Pike (main thoroughfare)
- I-465 averages 162,000+ vehicles per day (VPD) during peak times (Source: INDOT traffic data)
- Densely populated submarket with a population of 222,000+ in the 5-mile radius



Pendleton Pike - 30,000 VPD

I-465 Offramp

Hard-Corner Development Opportunity
with Commercial Zoning

Ideal for QSR, Gas Station, Car Wash or other Retail



162,000 VPD



Subject Property



High Traffic Trade Area
90,000+ Population within 3 Miles

Pendleton Pike - 30,000 VPD



Strip Center Anchored by Meineke

Current tenants include Meineke and Tint King - Inquire with Broker for Lease Details

Pendleton Pike - 30,000 VPD

Rare Assemblage Opportunity Along Pendleton Pike
3+ Total Acres across 4 Total Parcels

About Indianapolis

Indianapolis, Indiana is the state's capital and most populous city, serving as a major economic and cultural hub within the state. The city and its surrounding metropolitan area form a significant commercial center with a diverse economy. Key industries include healthcare, life sciences, manufacturing, logistics, and finance. Indianapolis is home to major employers such as Eli Lilly and Company (a global pharmaceutical company), Anthem, Inc. (a health insurance provider), and various large hospital networks.

The city also benefits from its strategic location as a transportation crossroads, with significant interstate highway access and a large FedEx hub, contributing to its strength in logistics. Beyond its economic drivers, Indianapolis offers a growing downtown area with cultural attractions, including museums, sports venues (home of the Indianapolis Colts and the Indianapolis 500), and a developing culinary scene. The city boasts a moderate cost of living compared to many major metropolitan areas, and it is focused on continued growth and diversification of its economy.



Demographic Highlights

2 Million+
Projected Indianapolis–Carmel–Greenwood MSA Population by 2030

221,045
5-Mile Population

Radius	3-Mile	5-Mile
Population (2024)	90,017	221,045
Average Income	\$54,559	\$66,732
Households	35,292	89,619

Major Employers in Indianapolis



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