



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

## Joshua Berger

Managing Partner  
JBerger@centurypartnersre.com  
(310) 270-3308 | CA DRE LIC #01984719

## 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

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



**MENARDS**



162,000 VPD



Subject Property

Pendleton Pike - 30,000 VPD

## 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

**T Mobile**

**R&C**  
REPAIR & CENTER

**SUBWAY**



**O'Reilly AUTO PARTS**  
PROFESSIONAL PARTS PEOPLE

**ROSES**

**Batteries + Bulbs**



**CVS**

**Advance Auto Parts**



**WAFFLE HOUSE**



**AT&T**



**SHERWIN WILLIAMS**

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



Pendleton Pike - 30,000 VPD

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



## 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



# 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

## Joshua Berger

Managing Partner  
JBerger@centurypartnersre.com  
(310) 270-3308 | CA DRE LIC #01984719

## 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

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



### Confidentiality & Disclaimer Statement

This document has been prepared by Century Partners Real Estate, Inc. and ParaSell, Inc. and has received approval for distribution from all necessary parties. While every effort has been made to provide accurate information, neither Century Partners, ParaSell, Inc. nor the entities represented by Century Partners make any guarantees, warranties, or representations regarding the completeness of the materials presented in this document or in any other written or oral communications that have been transmitted or made available.

Certain documents may have been summarized, and these summaries do not claim to represent or constitute a legal analysis of the contents of those documents. Neither Century Partners, ParaSell, Inc. nor the entities represented by Century Partners assert that this document contains all-inclusive information or encompasses all the data you may require.

Any financial projections and/or conclusions presented in this document are provided solely for reference purposes and have been developed based on assumptions and conditions that were in effect at the time the evaluations were conducted. These projections and conclusions do not claim to reflect changes in economic performance, local market conditions, economic and demographic statistics, or other business activities subsequent to the date of this document's preparation. Recipients of this document are strongly encouraged to conduct their independent evaluation of the subject matter and/or asset(s) discussed in this document.