

FORMER O'CHARLEY'S RESTAURANT

7,484 SF WITH FF&E | FOR SALE

VERITAS
REALTY

7640 N Shadeland Ave, Indianapolis, IN 46250



PROPERTY HIGHLIGHTS:

- 7,484 SF Second Generation restaurant with FF&E Available
- 1.59 Acres total - Large parking field behind building
- Prime visibility on Shadeland Ave (27,057 VPD)
- Located in dense NE Indianapolis trade area serving Castleton, Lawrence, and Binford neighborhoods
- High daytime population with close proximity to Community North Hospital, Heritage Office park, Hillside Business Park, and Cranbrook Center
- Close Proximity to Lawrence North High School +/- 2,525 Students

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	7,109	55,177	183,703
Average HH Income:	\$67,428	\$91,116	\$94,022
Daytime population:	19,885	67,968	175,924

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**FOR
SALE**

www.VeritasRealty.com

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MARKET
AERIAL

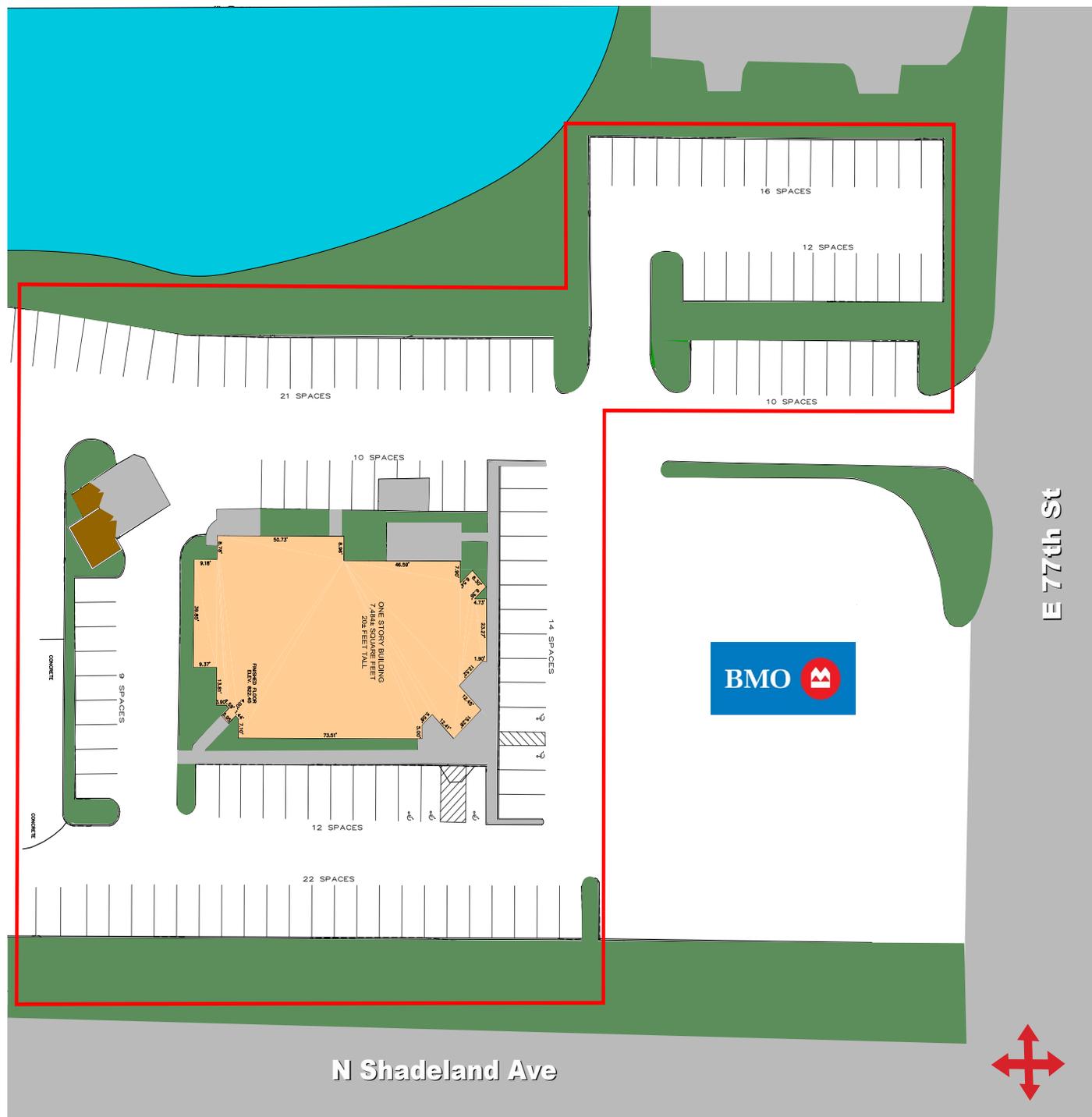


FORMER O'CHARLEY'S RESTAURANT

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SITE
PLAN

7,484 SF
1.59 Acre Lot



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SITE
AERIAL

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CHAINLINKS
RETAIL ADVISORS

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