

# Available for Lease

.75-2.37 Acres for Ground Lease or 30,077 Existing Space for Lease

# FOR LEASE



 Drone Tour

3250 W 86th Street, Indianapolis, IN

CONTACT: John Holloway

E: John@VeritasRealty.com

T: 317-472-1800

Camden Chadd

E: Camden@VeritasRealty.com

T: 317-472-1800

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REALTY

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PROPERTY  
OVERVIEW

## PROPERTY HIGHLIGHTS:

- ▀ .5 - .237 Acres available for ground lease
- ▀ Access to pylon
- ▀ Highly visible corridor with shared entrance with Walmart on 86th Street
- ▀ Access to Michigan Road
- ▀ Strong daytime office population with College Park, Park 100, & the Pyramids
- ▀ Dynamic trade area with Trader Joe's, Wal-Mart, Target, Kroger, Lowe's, and others nearby



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MARKET  
AERIAL



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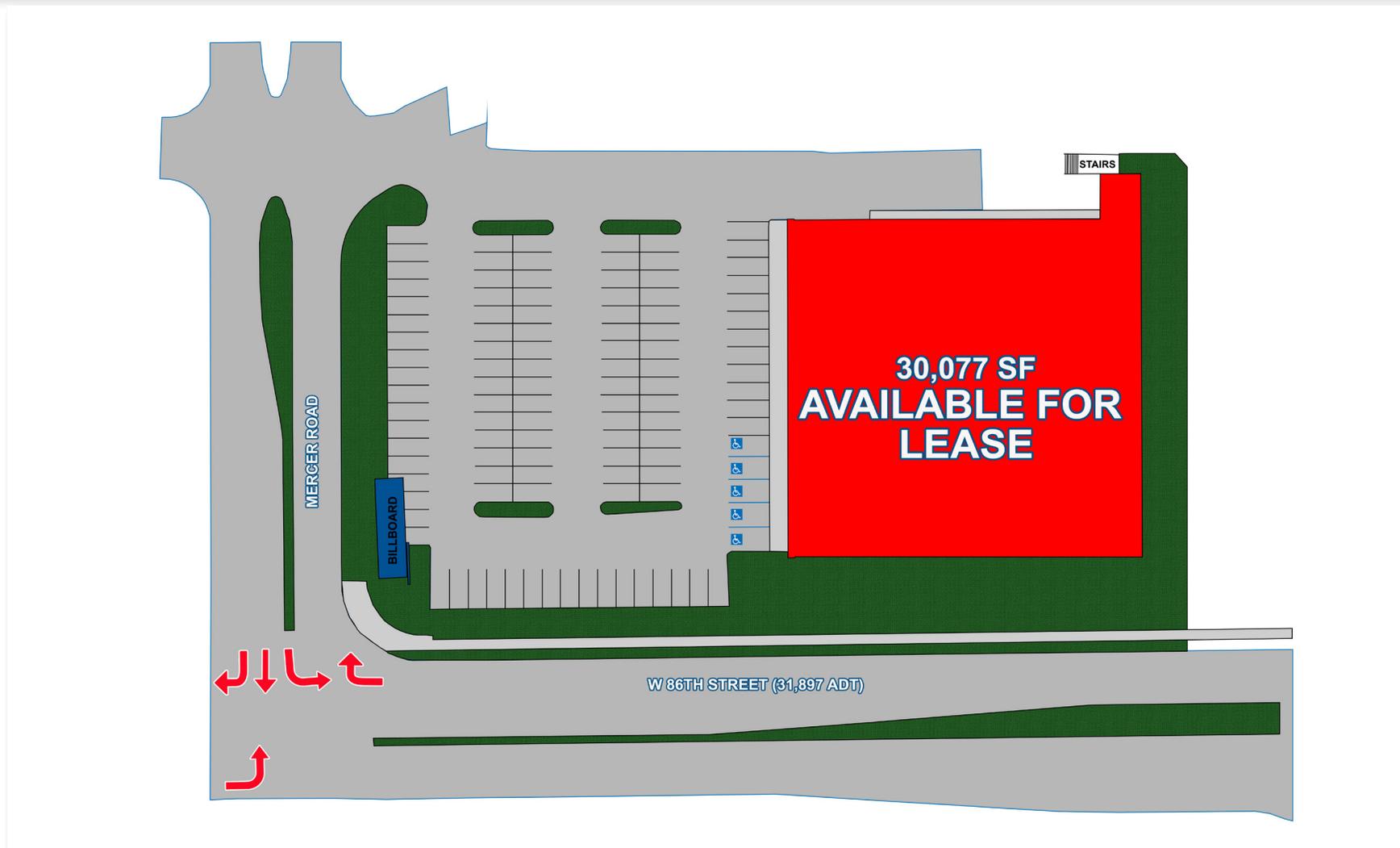
MARKET  
AERIAL



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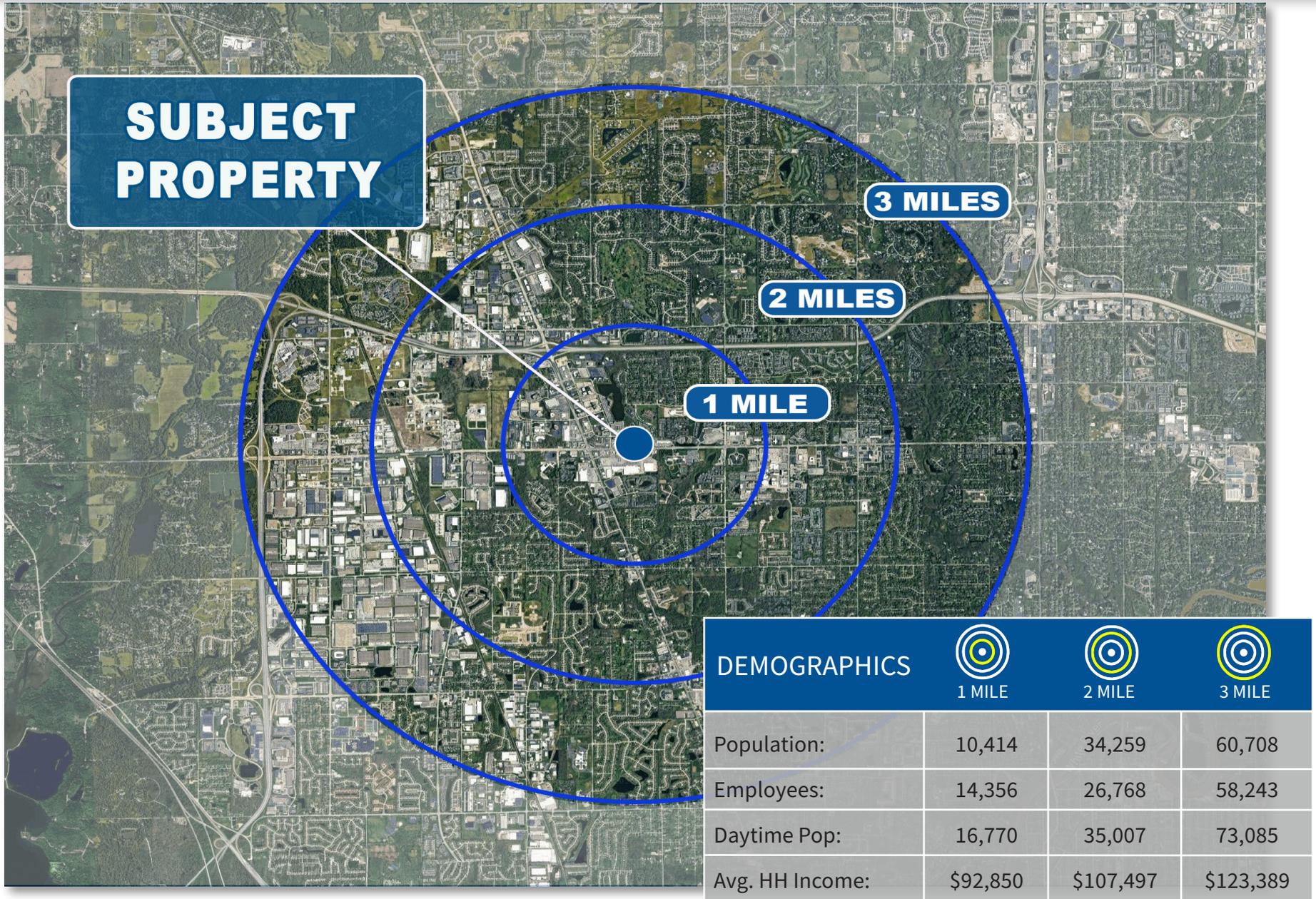
SITE  
PLAN



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SITE  
PLAN



# INDIANAPOLIS, IN

## Marion County

Located in the heart of Indiana, Indianapolis—nicknamed “Indy”—is known as the “Crossroads of America,” with major railroads and interstates, I-65 and I-465, running through the city. The airport is just 12 miles southwest bringing in visitors year-round for conferences at the Indiana Convention Center or JW Marriott, as well as concerts and professional sports events at Gainbridge Fieldhouse, Lucas Oil Stadium, and Victory Field, generating over \$16.2B in tourism for Marion County. Indy is growing rapidly with major redevelopment downtown including a \$40 million Marriott hotel in the historic Circle Tower building and the \$250 million Indiana University School of Medicine building. With a MSA of 891,484 residents, 2,438 K-12 public students, and 10,000+ satellite campus college students, the commercial real estate market remains strong, especially in industrial and multifamily.



**4.9%** corporate tax rate (Forbes 2024)  
**#2** state for starting a business (Forbes 2024)  
**77%** business survival rate (Forbes 2024)

- ★ **Downtown neighborhoods**
  - **Monument Circle:** 280 ft. Soldiers & Sailors Monument stands proudly in center of the city surrounded by offices, hotels, dining, & entertainment
  - **Mass Ave:** dining, retail, & nightlife
  - **Bottleworks District:** Garage Food Hall, entertainment, hotel, retail, & offices in North Mass Ave corridor
- ★ **Indianapolis Motor Speedway**
  - Racing Capital of the World
  - Hosts largest single day race: The Indy 500
- ★ **White River State Park**
  - Hosts concerts at Everwise Amphitheater, located next to 3 mile canal trail

## LEADING INDUSTRIES

highlighting local economic drivers & global employee counts

- Elevance Health** 1st Largest Public 100,000+ employees
- Lilly** 2nd Largest Public 40,000+ employees
- SIMON** 9th Largest Public 3,500+ employees
- FHLBank INDIANAPOLIS** 2nd Largest Private 300+ employees
- salesforce** 72,000+ employees

**2025 Q1 LEASING ACTIVITY MORE THAN DOUBLED HIGHEST SINCE Q2 2022**  
 - COLLIERS INTERNATIONAL



## DEMOGRAPHICS



1 MILE



3 MILES



5 MILES

### EST. POPULATION



21,117

119,214

269,265

### EST. HOUSEHOLDS



12,157

53,263

113,574

### EST. AVERAGE HOUSEHOLD INCOME



\$124,598

\$92,175

\$82,927

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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