

# OFFICE/FLEX SPACE FOR LEASE

4005-4113 Vincennes Rd. | Indianapolis, IN 46268



## Office/Flex Space for Lease in Fortune Park Business Center Access to Great Amenities

<b>Building Size:</b>	38,237 SF
<b>Available:</b>	Unit 4105 - 5,200 RSF
<b>Land:</b>	4.36 Acres
<b>Zoning:</b>	CS
<b>Year Built:</b>	1984
<b>Parking:</b>	~3/1,000 Parking Ratio

[VIEW PROPERTY ONLINE](#)





### Details:

Currently available within the Fortune Park Business Center is Unit 4105 which has 5,200 RSF with approximately 2,000 SF of warehouse space. The space includes a loading dock with drive-in doors. The property has excellent access to I-465 interchanges via 86th Street and Michigan Road.

*The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.*



# NAI Cressy

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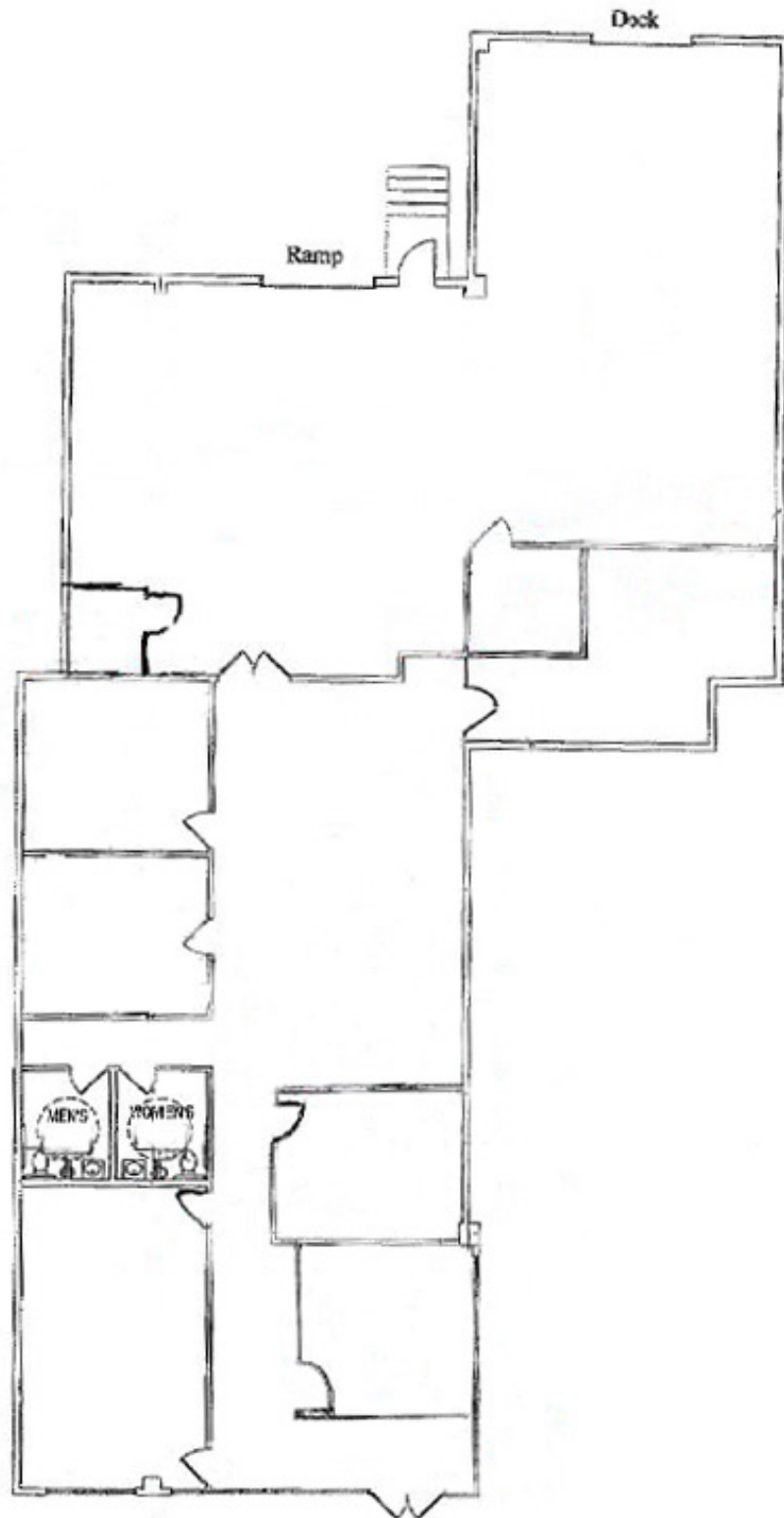
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# FLOOR PLAN

## OFFICE/FLEX SPACE FOR LEASE

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4105 Vincennes Road  
5,200 SF (~2,000 Warehouse)



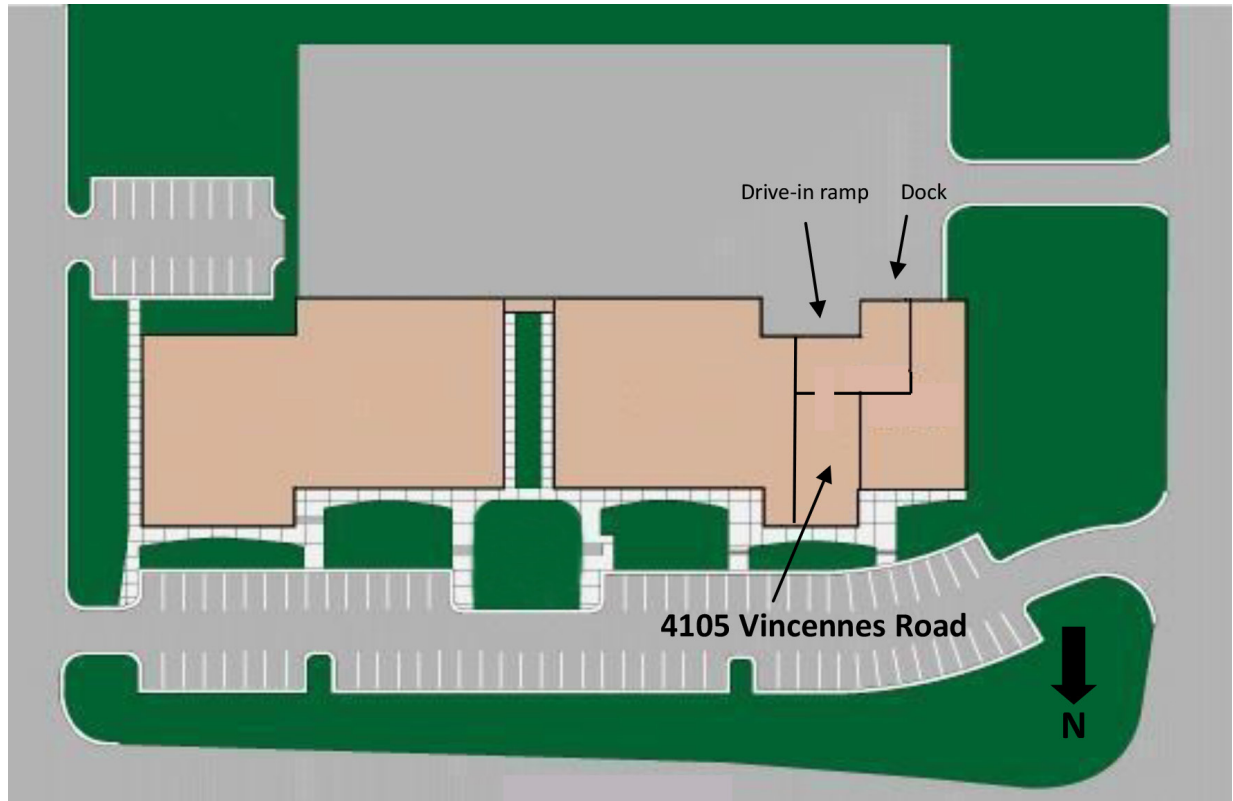


# SITE PLAN

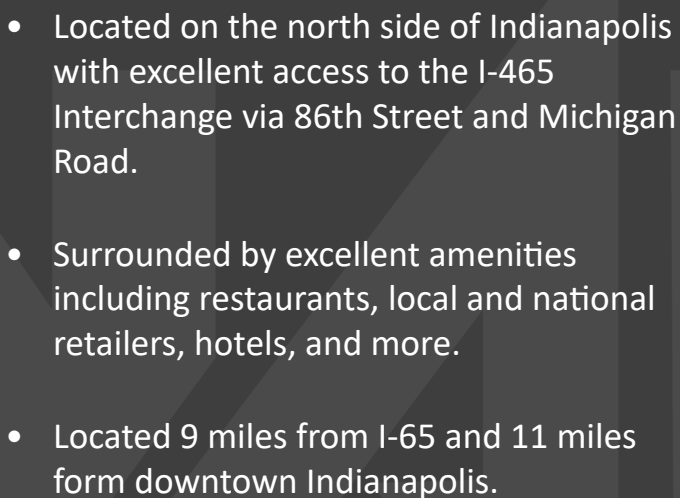
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Fortune Park Buildings 1 and 2  
5,200 RSF including dock and drive-in doors.



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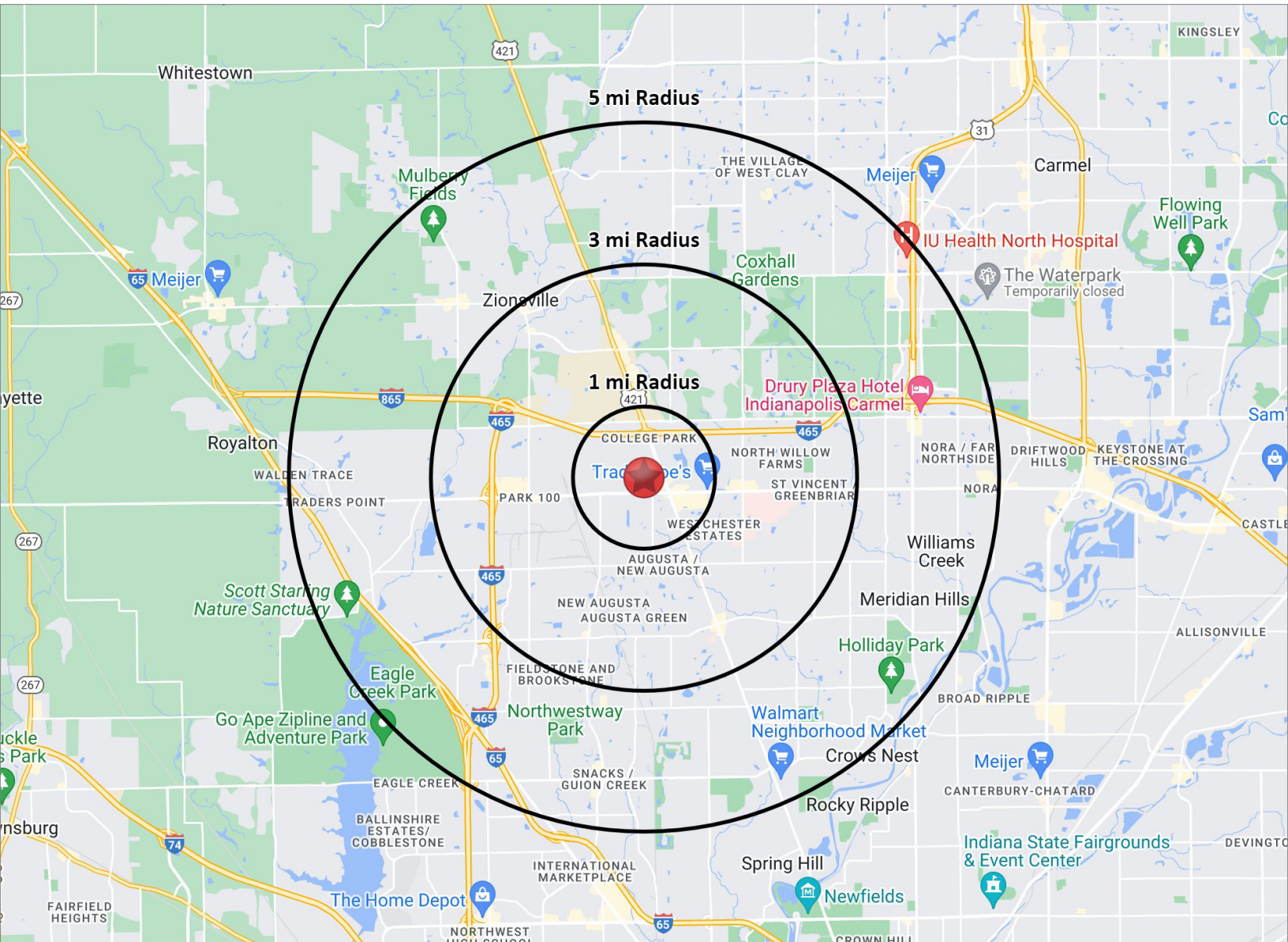
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# 2023 DEMOGRAPHICS

## OFFICE/FLEX SPACE FOR LEASE

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### POPULATION

1 MILE	4,927
3 MILE	57,296
5 MILE	144,960



### NUMBER OF HOUSEHOLDS

1 MILE	2,669
3 MILE	24,926
5 MILE	60,143



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$65,182
3 MILE	\$104,860
5 MILE	\$136,479



### MEDIAN HOME VALUE

1 MILE	\$176,121
3 MILE	\$275,625
5 MILE	\$319,985



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