

# RETAIL SPACE FOR SALE OR LEASE



COLDWELL BANKER  
COMMERCIAL

SHOOK

## 3832 EAGLE VIEW DRIVE | INDIANAPOLIS, IN 46254



### SPACE SIZE

3,859 SF

### LEASE RATE

\$30/SF/YR, NNN

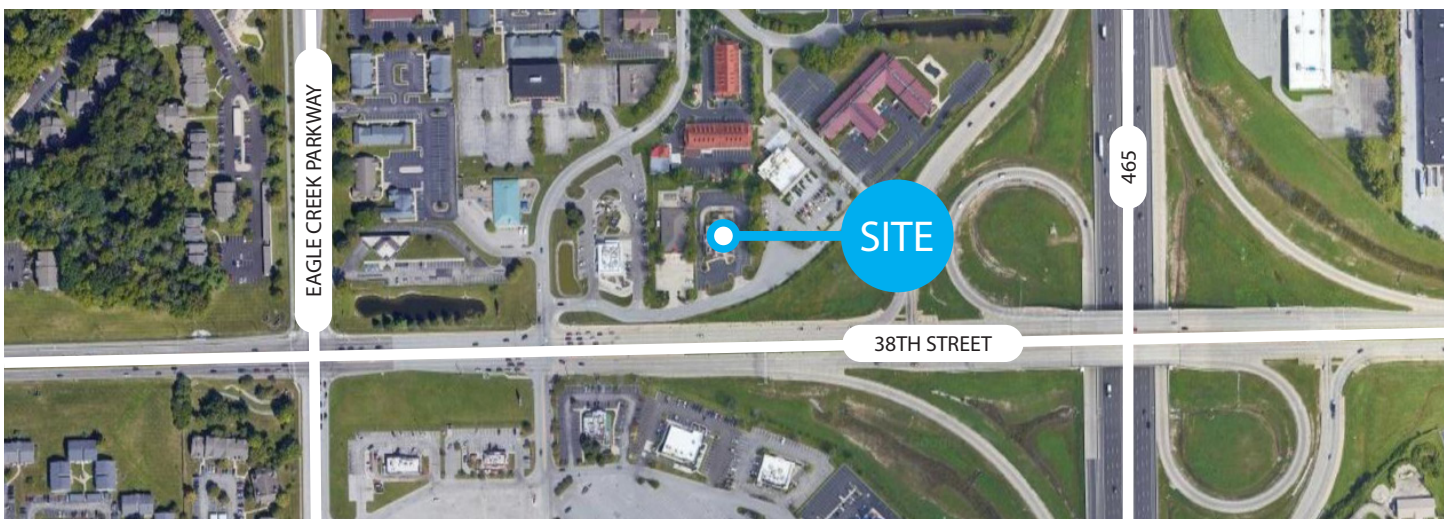
### SALE PRICE

\$1,900,000 NNN

### SUMMARY

The subject property is a well-located QSR building just off the west side of 465 and 38th Street. The building was built in 1998 and is 3,859 square feet with a drive through. It offers visitors ample surface parking and easy access. The property offers excellent signage.

The property is located just off Interstate 465 (Indianapolis' main arterial loop) and West 38th Street. Traffic counts at this exit exceed 96,000 vehicles per day. National retailers at this exit include McDonald's, Starbucks, Cracker Barrel, VSA Fitness, Target, Tex Mex, TGIF's, IHOP, Home Depot, Taco Bell, BP, Chase Bank and Marathon. The subject site benefits from its close proximity to the world-famous Indianapolis Motor Speedway, which is home to the Indianapolis 500 and Brickyard 400. It is the highest capacity sports venue in the world.



**DUSTIN ZUFALL • 765-427-2047 • DZUFALL@SHOOK.COM**

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