

FOR
SALE

DOWNTOWN 1-ACRE REDEVELOPMENT SITE



- › 727 N. Illinois Street
Indianapolis, Indiana
- › Current Zoning:
(CBD-3) Central Business District 3
- › Mixed-use, Residential, Office, or
Commercial Uses
- › All city utilities at the site



2 minutes to
Interstate 65 or
Central Canal

3 minutes to
IUPUI Campus or
Monument Circle

18 minutes to
Indianapolis
International
Airport

Site Strategies Advisory, LLC Commercial Real Estate Services
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COMMERCIAL
REAL ESTATE
SERVICES

DOWNTOWN 1-ACRE REDEVELOPMENT SITE FOR SALE



727 N. Illinois Street
Indianapolis, Indiana

This 1-acre site in Downtown Indianapolis sits one block west of Meridian Street and four blocks south of Interstate 65 with excellent access from Illinois Street. Amenities including the American Legion Mall, Indianapolis Central Library, and Cultural Trail are just steps away, earning this location a Walk Score of 78. This large urban redevelopment site is ideal for mixed-use, residential, office, or commercial development.

› This 1-acre site is ideal for mixed-use, residential, office, or commercial development.

PROPERTY SPECIFICATIONS

Size: 0.98 acres = 42,553 square feet

Location: Downtown with primary frontage on Illinois Street at Southeast corner of St. Clair Street

County: Marion County

Township: Center Township

Utilities: Sanitary Sewer – Citizens Energy Group
Water – Citizens Energy Group
Gas – Citizens Energy Group
Electric – Indianapolis Power and Light Company

Frontage: Illinois Street – 195 ft.
St. Clair Street – 65 ft.

Price: \$1,450,000 (\$34.00/sf)



DEMOGRAPHIC PROFILE (2014 Estimates)

	5 minute	10 minute
Population	24,890	190,625
Avg. Household Income	\$43,496	\$39,412
Median Home Value	\$156,278	\$87,758
Total # of Employees	125,070	196,035

For More Information
Please Contact:



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