



OFFERING MEMORANDUM
FORMER HOOTERS BUILDING
7551 US 31 S | INDIANAPOLIS, IN 46227

Exclusively Marketed By:

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Listed in conjunction with IN Broker of Record Bang Realty



MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Property Address	7551 US 31 S Indianapolis, IN 46227
Property Type	Former Restaurant Building
Price	\$1,600,000
Price/SF/Bldg	\$281.29
Building Size	5,688 SF
Land Size	27,443 SF
Year Built / Renovated	1985
APN	49-14-13-116-011.000-500
Zoning	C-4

INVESTMENT HIGHLIGHTS

- For sale or lease, former Hooters restaurant building. Strategically positioned within a thriving commercial landscape and high exposure
- High Visibility Location: 35,130 Vehicles Per Day in Front of US Highway 31
- Dense Neighborhood: The 5-mile trade area is supported by a population of over 206,000 residents
- Neighboring National Retailers: Walgreens, McDonald's, Wendy's, Dollar Tree and Five Guys

AREA OVERVIEW

Indianapolis, IN

Indianapolis colloquially known as Indy, is the capital and most populous city of the U.S. state of Indiana and the county seat of Marion County. Indianapolis is situated in the state's central till plain region along the west fork of the White River. The city's official slogan, "Crossroads of America", reflects its historic importance as a transportation hub and its relative proximity to other major North American markets.

Indianapolis anchors the 28th largest metropolitan economy in the U.S., with a gross domestic product of US\$199.2 billion in 2023. The city's major exports include pharmaceuticals, motor vehicle parts, medical equipment and supplies, engine and power equipment, and aircraft products and parts. According to the U.S. Bureau of Labor Statistics, the largest industries by employment in the Indianapolis metropolitan area are trade, transportation, and utilities; education and health services; professional and business services; government; leisure and hospitality; and manufacturing, respectively. The area's unemployment rate was 3.7% in February 2024.

Three Fortune 500 companies are based in the city: insurance company Elevance Health;[194] pharmaceutical company Eli Lilly;[195] and agrochemical company Corteva. Other notable companies based in the city include AES Indiana, Allison Transmission, Barnes & Thornburg, Calumet, Inc., CountryMark, Emmis Corporation, Finish Line, Herff Jones, Klipsch Audio Technologies, Lids, Lucas Oil Products, OneAmerica Financial, Republic Airways Holdings, Simon Property Group, Steak 'n Shake, Sun King Brewing, Wheaton World Wide Moving, and Zipp.

Indianapolis's central location and extensive highway and rail infrastructure have positioned the city as an important logistics center. According to the Indy Chamber, the region was home to some 4,300 establishments employing nearly 110,000 in 2020. Amazon has a major presence in the Indianapolis metropolitan area, employing 9,000. FedEx employs 7,000 workers across 35 facilities in the city, including FedEx Express's National Hub, which employs 5,800 workers in sorting, distribution, and shipping at Indianapolis International Airport. Other logistics companies in the region with large workforces include Ingram Micro and Venture Logistics.




petco

BOB'S
DISCOUNT
FURNITURE

7551 US 31 S

(35,130 VPD)



Walmart

DOLLAR TREE

KeyBank

OUTBACK STEAKHOUSE

IHOP RESTAURANT

Burlington

AutoZone

PET SMART

FIVE GUYS

White Castle

Wendy's

SUBWAY

jiffy lube

BOB'S DISCOUNT FURNITURE

petco

McDonald's

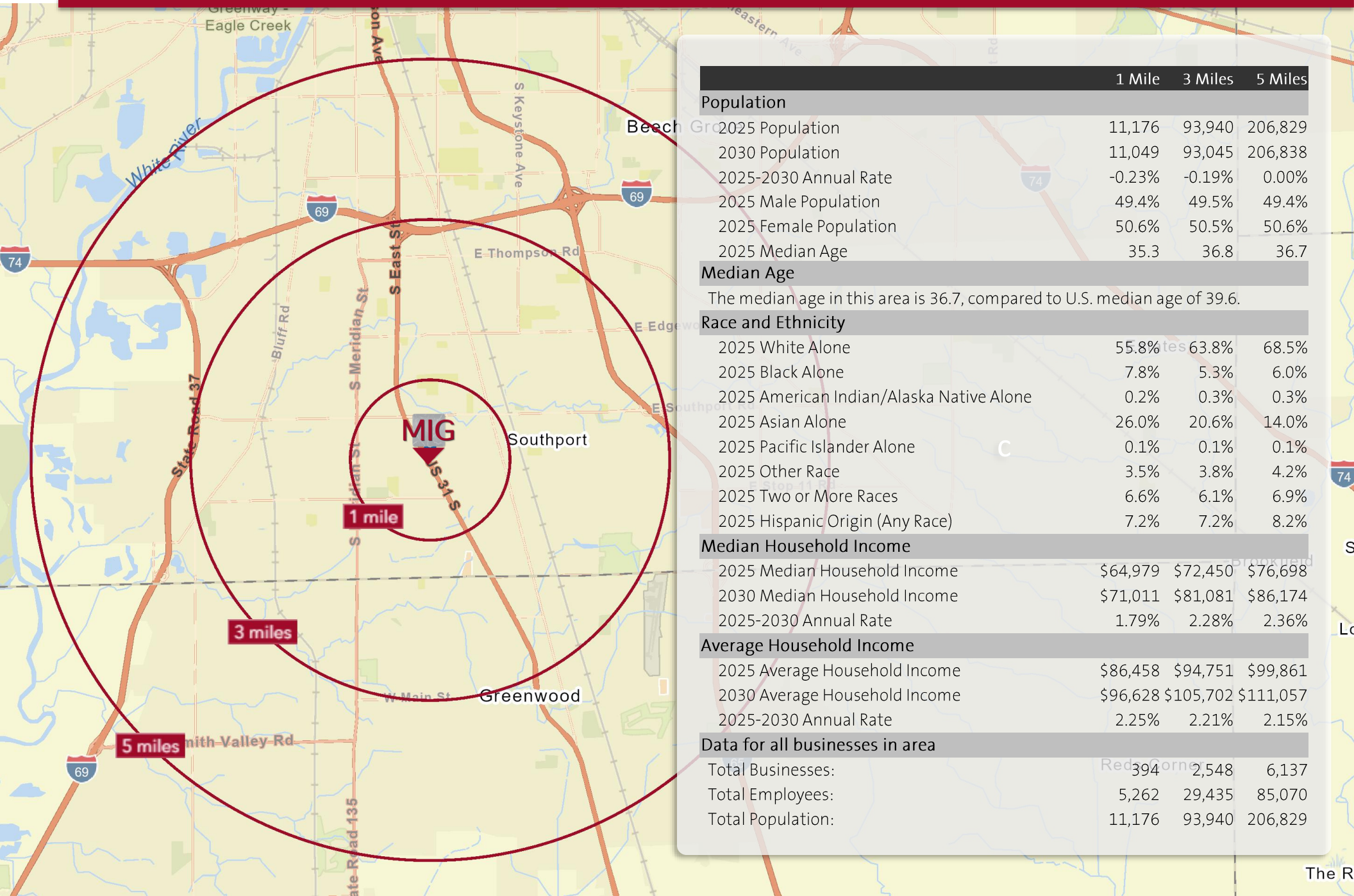
MATTRESS FIRM

7551 US 31 S

(35,130 VPD)



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Population	11,176	93,940	206,829
2030 Population	11,049	93,045	206,838
2025-2030 Annual Rate	-0.23%	-0.19%	0.00%
2025 Male Population	49.4%	49.5%	49.4%
2025 Female Population	50.6%	50.5%	50.6%
2025 Median Age	35.3	36.8	36.7
Median Age			
The median age in this area is 36.7, compared to U.S. median age of 39.6.			
Race and Ethnicity			
2025 White Alone	55.8%	63.8%	68.5%
2025 Black Alone	7.8%	5.3%	6.0%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2025 Asian Alone	26.0%	20.6%	14.0%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	3.5%	3.8%	4.2%
2025 Two or More Races	6.6%	6.1%	6.9%
2025 Hispanic Origin (Any Race)	7.2%	7.2%	8.2%
Median Household Income			
2025 Median Household Income	\$64,979	\$72,450	\$76,698
2030 Median Household Income	\$71,011	\$81,081	\$86,174
2025-2030 Annual Rate	1.79%	2.28%	2.36%
Average Household Income			
2025 Average Household Income	\$86,458	\$94,751	\$99,861
2030 Average Household Income	\$96,628	\$105,702	\$111,057
2025-2030 Annual Rate	2.25%	2.21%	2.15%
Data for all businesses in area			
Total Businesses:	394	2,548	6,137
Total Employees:	5,262	29,435	85,070
Total Population:	11,176	93,940	206,829

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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