

FOR LEASE COMMERCIAL

Offering Price:

\$20/SF RENT



6320 W 38th St,
Indianapolis, IN 46254

This turnkey restaurant space for lease at 6320 West 38th Street offers an exceptional opportunity just off the I-465 / 38th Street exit, one of the highest-traffic corridors in Indiana. Located in a proven retail hub with strong neighboring brands and constant daily exposure, the property provides immediate visibility and easy access from all sides of Indianapolis, making it an ideal location for a restaurant concept ready to open and scale.

Previously operated as a Dairy Queen, the space is well maintained and fully equipped, with all kitchen equipment, exhaust system, and furniture included. The layout supports 50+ seats, with an additional room offering expansion potential for more seating or private dining. With a drive-through, ample parking, and flexible service options, this lease opportunity allows an operator to focus on the brand and food—not construction.

- » Prime location just off I-465 with some of the highest drive-by traffic in Indiana
- » Turnkey restaurant space with equipment, exhaust, furniture, and drive-through included
- » Strong retail synergy, 36 parking spaces, and expansion potential for additional seating

» **CONTACT US** 317-902-8622



ANNIE SCOTT
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

PROPERTY DETAILS

6320 W 38TH ST, INDIANAPOLIS, IN 46254



20/SF

Offering Rent

NNN Lease

Lease Type

Property Type:	Commercial
Zoning:	C-4
Parcel No.:	49-05-14-130-035.000-601
Building Size:	3,941 SF
Lot Size:	0.79 Acre (34,456 SF)
Year Built:	1968
Tax Year	Total Taxes
2024	\$6,426.86
2023	\$6,417.94
2022	\$10,844.01
2021	\$6,023.70
2020	\$6,011.88



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PROPERTY DESCRIPTION

6320 W 38TH ST, INDIANAPOLIS, IN 46254



Your restaurant dream deserves a location that works as hard as you do. This turnkey restaurant opportunity at 6320 West 38th Street sits just off the I-465 / 38th Street exit, one of the most heavily traveled corridors in Indiana, delivering exceptional daily drive-by exposure and easy access from all sides of Indianapolis. Surrounded by major national and local retailers such as Home Depot, Skateland, AutoZone, and Subway, this location benefits from constant traffic, established consumer habits, and built-in visibility that new restaurants often spend years trying to create. The traffic is already here—your concept simply becomes the destination.

Previously operated as a Dairy Queen, the property is very well maintained and truly turnkey. All restaurant equipment stays, including the exhaust system and furniture, allowing a new owner to open quickly without the heavy upfront costs of a full build-out. The current layout supports seating for 50+ guests, with a separate room that has not been remodeled and could easily be converted into an additional 20 seats, private dining, catering prep, or a specialty concept space. The building features a durable metal roof, 36 on-site parking spaces, and a highly desirable drive-thru—an essential revenue driver in today's restaurant market. The design supports dine-in, takeout, delivery, and drive-through service, offering flexibility for a wide range of food concepts.

Indianapolis continues to stand out as one of the Midwest's strongest markets for restaurant ownership, fueled by population growth, business expansion, and a diverse customer base. West 38th Street is known for its high traffic counts, retail synergy, and easy accessibility, making it an ideal corridor for both seasoned operators and first-time restaurateurs.

This is more than a building—it's a launchpad. Imagine finally opening the restaurant you've been dreaming about in a location that already delivers visibility, traffic, and infrastructure. Bring your vision, your menu, and your passion—this property is ready to help make it happen.

PERMITTED C4 USES

1. Commercial and Industrial Uses

- Check Cashing or Validation Service
- Consumer Services or Repair of Consumer Goods
- Financial and Insurance Services
- Hair and Body Care Salon or Service
- Laundromats
- Mortuary, Funeral Home
- Outdoor Advertising Off-Premise Sign
- Printing Services
- Tattoo Parlor
- Adult Entertainment Business
- Bar or Tavern
- Eating Establishment or Food Preparation
- Indoor Recreation & Entertainment
- Indoor Spectator Venue
- Night Club or Cabaret
- Bed and Breakfast
- Hotel, Motel, or Hostel
- Office: Business, Professional or Government
- Information Technology R&D
- Logistics R&D
- Adult Entertainment Business: Retail
- Department Store
- Firearm Sales, Fireworks Sales, On-going
- Grocery Store, Liquor Store, Pawnshop
- Retail, Light General and Retail, Heavy General
- Power Generating Facility, Local
- Substations and Utility Distribution Nodes
- Wireless Communications Facility
- Automobile and Light Vehicle Wash
- Automobile Fueling Station
- Automobile, Motorcycle, and Light Vehicle Service or Repair
- Parking Lot, Commercial
- Parking Garage, Commercial
- Transit Center

DID YOU KNOW?

A NNN lease, also called a triple-net lease, is a commercial lease where the tenant pays almost all of the property's operating expenses in addition to their base rent. It shifts most financial responsibility from the landlord to the tenant.

In a triple-net lease, the tenant typically covers three major categories of costs: property taxes, property insurance, and common area maintenance (CAM). CAM expenses can include parking lot upkeep, landscaping, snow removal, exterior lighting, trash, HVAC servicing, and sometimes property management fees. Depending on the lease, tenants may also pay utilities, repairs, and even capital improvements, though this varies by agreement.

In a true NNN lease, the landlord's role is minimal—usually limited to collecting rent and ensuring the building's roof and structure remain sound, unless those responsibilities are also passed through. The benefit for the landlord is predictable income with low risk, while the tenant gets control of the space and often a lower base rent in exchange for taking on these operating costs.



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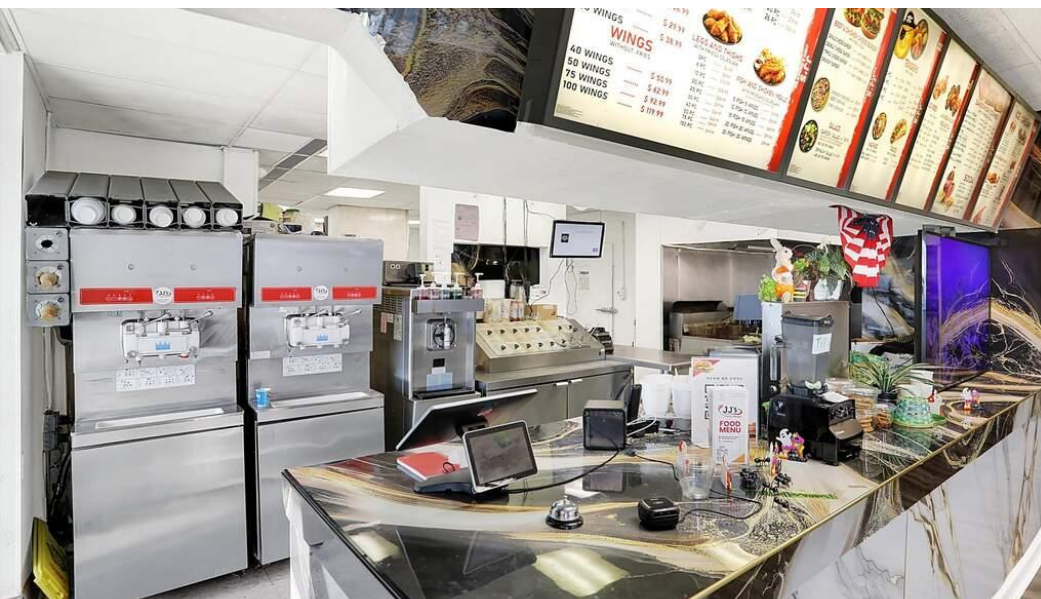
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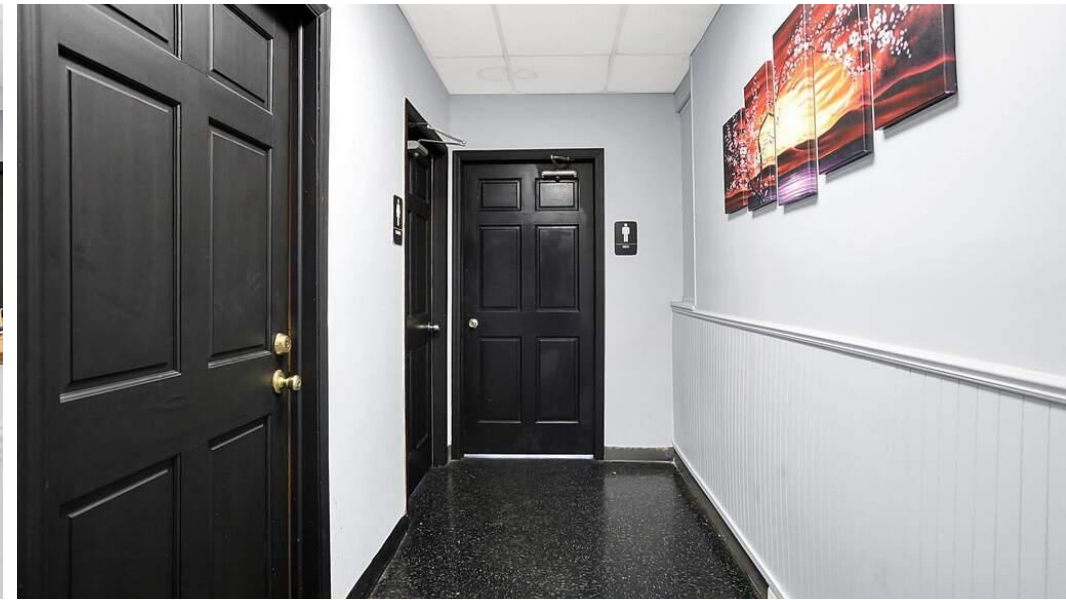
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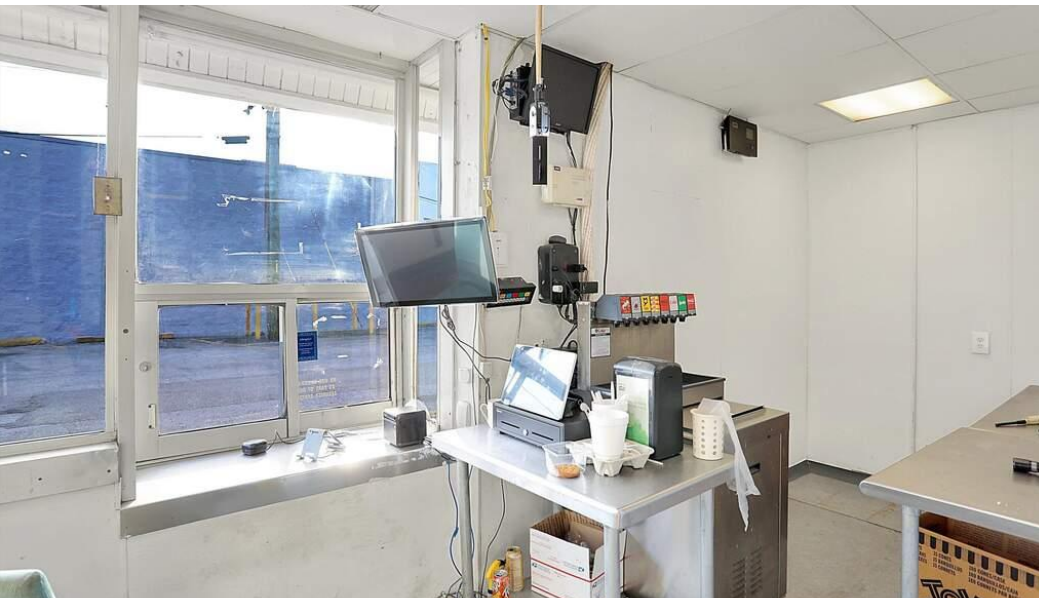
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NEIGHBORHOOD MAP

6320 W 38TH ST, INDIANAPOLIS, IN 46254



NEIGHBORHOOD MAP

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AREA OVERVIEW

6320 W 38TH ST, INDIANAPOLIS, IN 46254

Indianapolis

- Indianapolis is the capital and most populated city in Indiana
- 875,000+ population in the city; 2+ million population in the 11-county metro area
- Indianapolis is the economic and cultural center of the Indianapolis MSA
- Known as the Crossroads of America because of its prime centralized location – 50% of the population is accessible within a one-day drive
- Home of the Indianapolis Colts (NFL), the Indiana Pacers (NBA), the Indianapolis 500 (IndyCar), and headquarters of the National Collegiate Athletic Association (NCAA)
- Indianapolis 500 - Annual automobile race held at the Indianapolis Motor Speedway; draws over 400,000 attendees on average per day and is the largest single-day sporting event in the world

ECONOMY

- Strong corporate base with growing companies, drawing national and global firms
- Headquarters to 3 Fortune 500 companies: Anthem, Eli Lilly and Co., and Simon Property Group
- Underwent an economic renaissance during the past two decades; diversifying the manufacturing-based economy into a variety of other employment sectors
- Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy
- An important national health-science sector accounts for 2,100 companies (56,000 employees), anchored by Roche Diagnostics Corp., Eli Lilly and Co., and Covance Inc.
- Eli Lilly and Company have become the largest private employer in the city with over 11,000 employees
- #4 "Top 10 Markets for Future Tech Growth" – *Zillow* (2020)

DEVELOPMENTS

- *IU Health Academic Health Center*: A consolidated academic health campus, merging the medical school and research operations with Methodist Hospital; estimated to cost \$1 billion
- *16 Tech Innovation District*: A 50-acre urban innovation district being developed in the historic Riverside neighborhood on the northwestern edge of downtown Indianapolis



2 Million Population in the Metro Area



DOWNTOWN INDIANAPOLIS



INDIANAPOLIS COLTS STADIUM



INDIANAPOLIS MOTOR SPEEDWAY

DEMOGRAPHIC SUMMARY

6320 W 38th St, Indianapolis, Indiana, 46254

Rings: 1, 3, 5 mile radii

KEY FACTS

212,412

Population

35.4

Median Age



84,206

Households

\$52,132

Median Disposable Income

EDUCATION

11.3%

No High School Diploma



28.7%

High School Graduate



27.4%

Some College/Associate's Degree



32.6%

Bachelor's/Graduated/Prof Degree

INCOME



\$64,456

Median Household Income



\$33,528

Per Capita Income



\$94,002

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,878

Apparel & Services



\$175

Computers & Hardware



\$3,087

Eating Out



\$5,721

Groceries



\$5,768

Health Care

BUSINESS



5,267

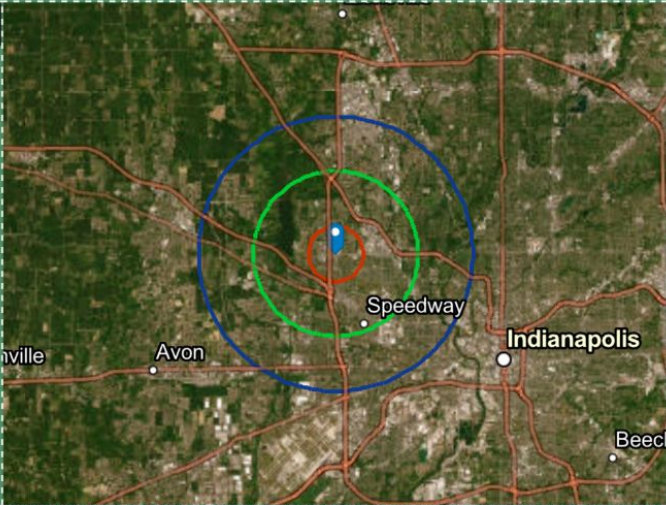
Total Businesses



71,595

Total Employees

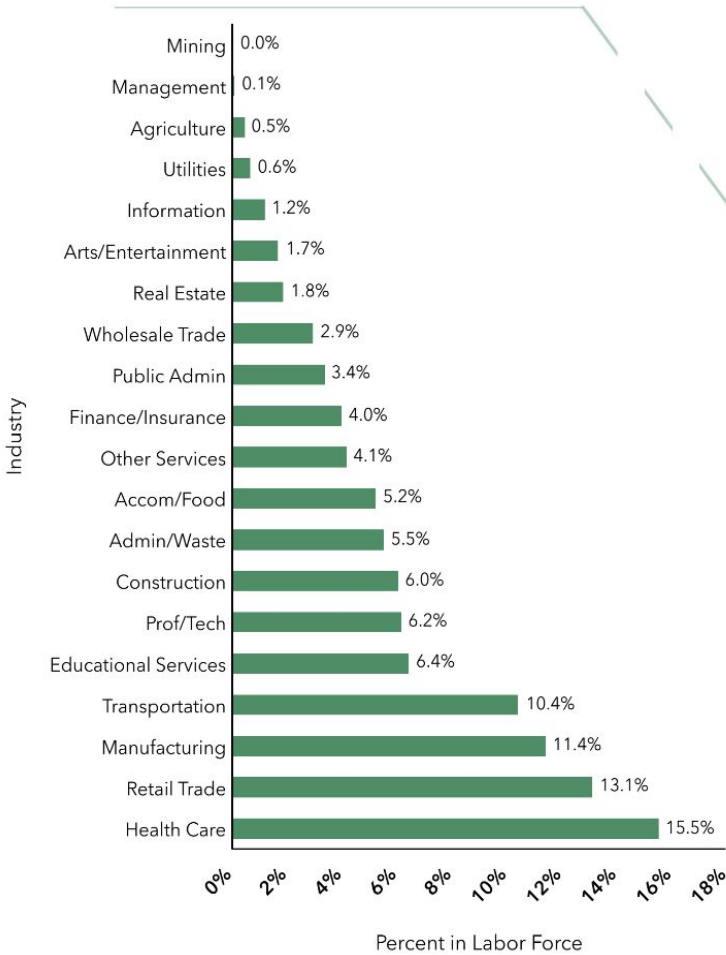
Variables	1 mile	3 miles	5 miles
2023 Total Population	19,704	100,546	212,412
2023 Household Population	19,518	99,581	209,719
2023 Family Population	15,178	76,137	163,815
2028 Total Population	19,678	99,817	212,372
2028 Household Population	19,492	98,852	209,679
2028 Family Population	15,071	75,094	162,878



ECONOMIC DEMOGRAPHIC PROFILE

6320 W 38TH ST, INDIANAPOLIS, IN 46254

Labor Force by Industry



59%



28%



13%



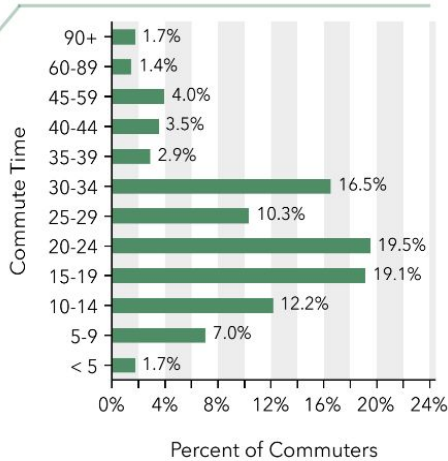
Employment



Unemployment Rate

Workforce Overview

Commute Time: Minutes



Transportation to Work



1.0%

Took Public Transportation



10.9%

Carpooled



0.9%

Walked to Work



0.1%

Bike to Work



76%

Drove Alone to Work

Businesses



5,267

Total Businesses



71,595

Total Employees



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COMMUTE PROFILE

6320 W 38th St, Indianapolis, Indiana, 46254

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



1.0%

Took Public Transportation



10.9%

Carpooled



0.9%

Walked to Work



0.1%

Bike to Work

WORKERS



100,297

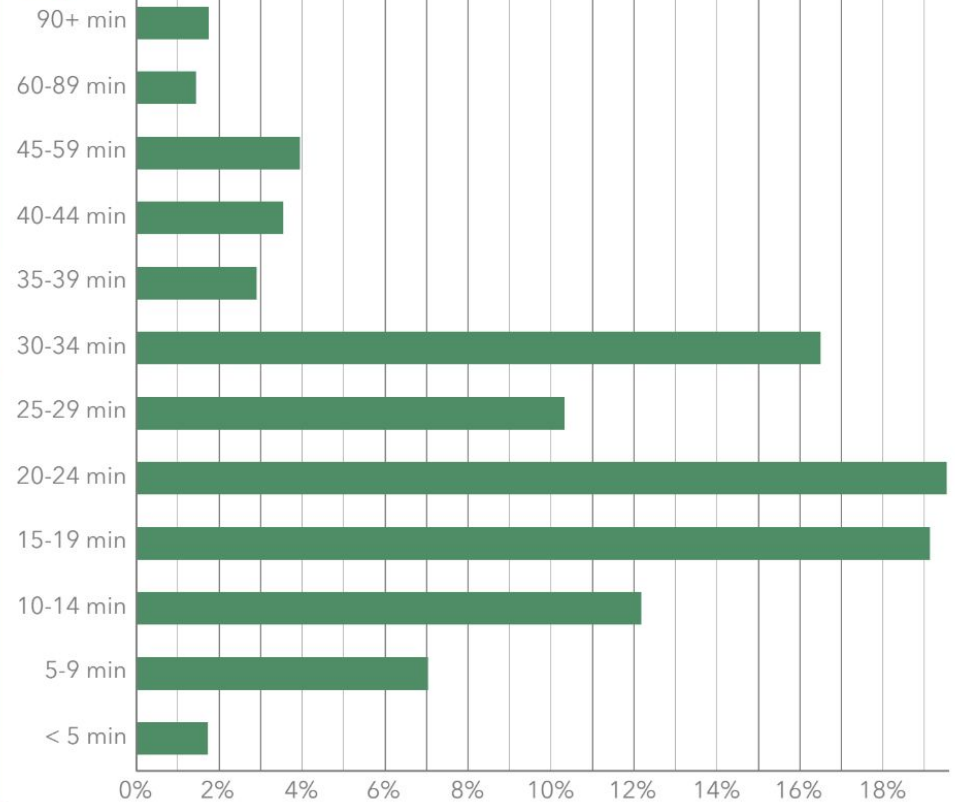
ACS Workers Age 16+



75.8%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

6320 W 38th St, Indianapolis, Indiana, 46254
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

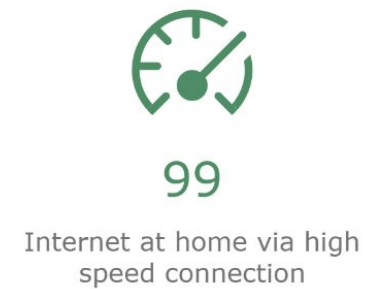
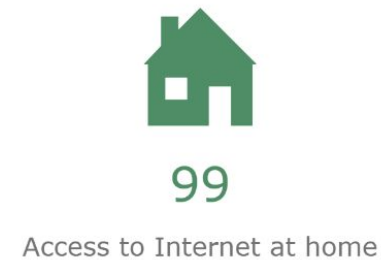


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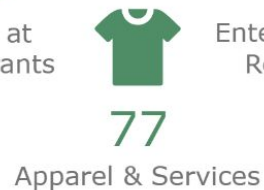
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

No segments found

COMMERCIAL SPACE FOR LEASE

6320 W 38TH ST

INDIANAPOLIS, IN 46254

EXCLUSIVELY LISTED BY:

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