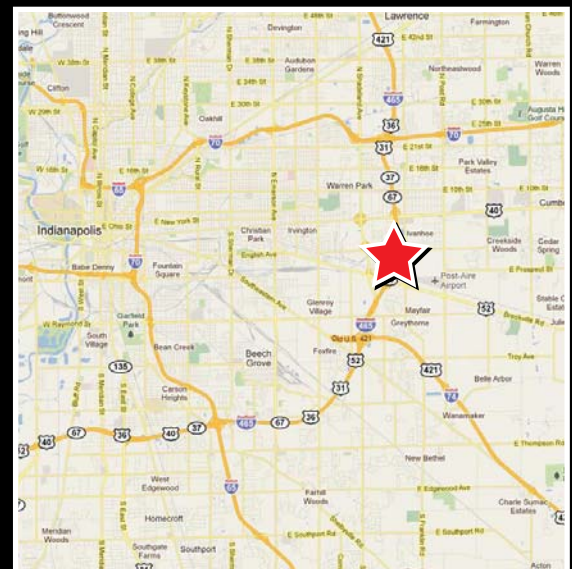




NEW DEVELOPMENT OPPORTUNITY

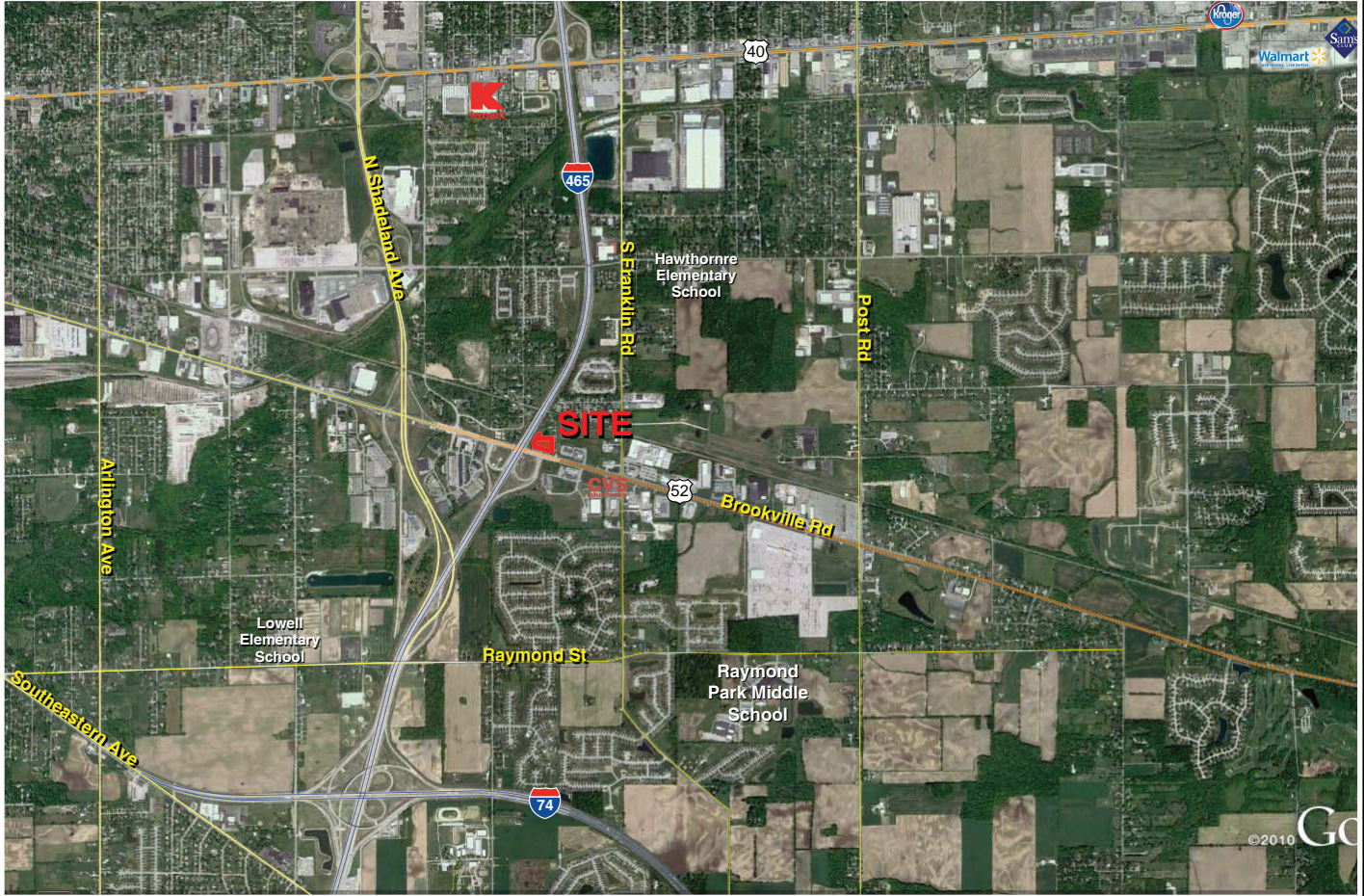
PROPERTY FEATURES

- Direct I-465 visibility and access
- Approximately 2.75± acres available
- Will subdivide outlots from 0.5 acre and up
- New traffic signal allows direct access from Brookville Road into site
- Inbound/morning side site
- Potential for interstate pylon
- Very favorable C-3 zoning



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DEMOGRAPHICS

1 MILE

• Population Estimated 2009	3,082
• Population Daytime 2009	3,990
• % Population Change 2000-2009	16.26%
• Estimated households 2009	1,367
• Est. Avg. HH Income 2009	\$44,106

3 MILE

• Population Estimated 2009	43,569
• Population Daytime 2009	47,118
• % Population Change 2000-2009	11.73%
• Estimated households 2009	18,945
• Est. Avg. HH Income 2009	\$56,544

5 MILE

• Population Estimated 2009	157,866
• Population Daytime 2009	151,291
• % Population Change 2000-2009	2.72%
• Estimated households 2009	66,047
• Est. Avg. HH Income 2009	\$55,019

TRAFFIC COUNTS

- 25,806 ADT on Brookville Road
- 115,000 ADT on Interstate 465
- 7,900 ADT on S Franklin Road

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NOW AVAILABLE
RETAIL LAND & OUTLOTS
2.75± Acres for Development
Brookville Rd & I-465 | Indianapolis, IN



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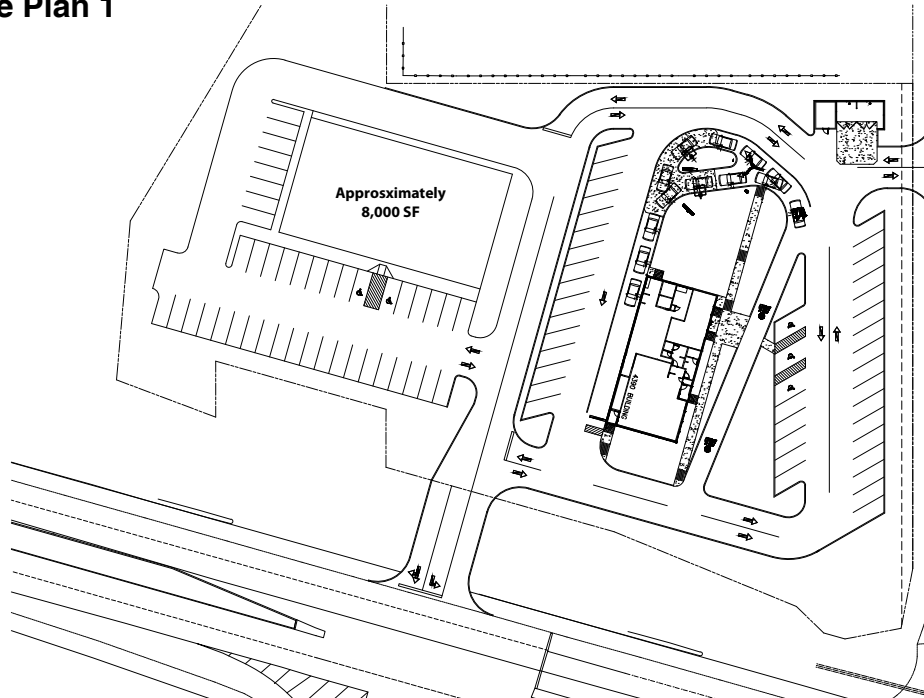
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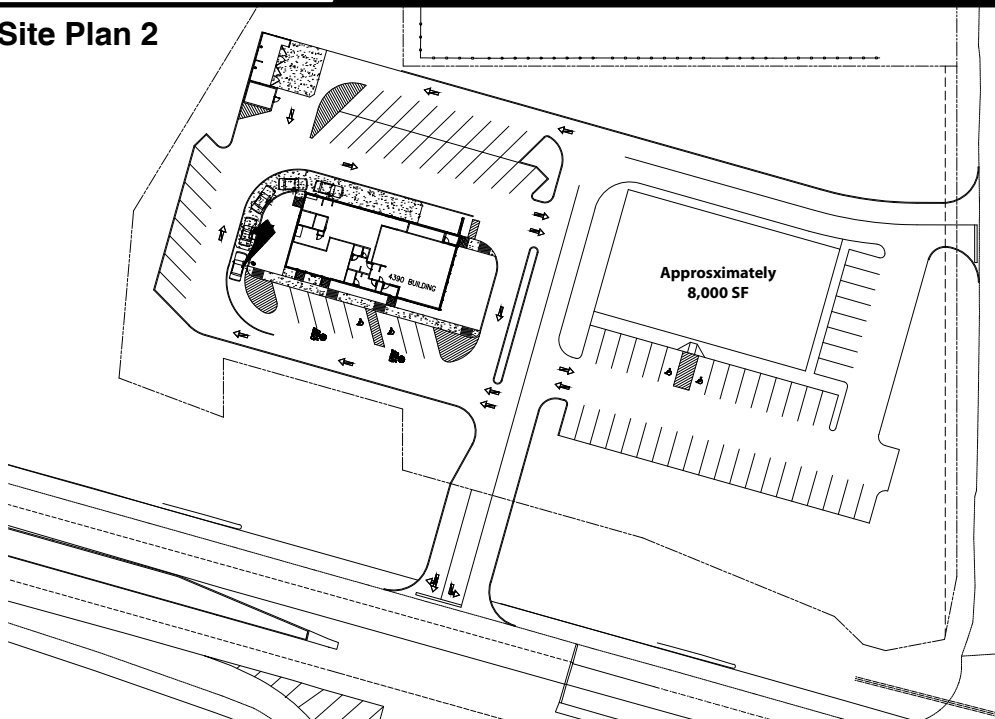
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Sample Site Plan 1



Sample Site Plan 2



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