

LAND FOR SALE

# 82nd and Bash Streets

Indianapolis, IN 46250



- Two +/- 1 acre parcels available
- Largest retail and office trade area in Indiana
- Great visibility and access to I-69 and Bash Road
- Zoned C-4 and C-6



For more information, contact:

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## LAND FOR SALE

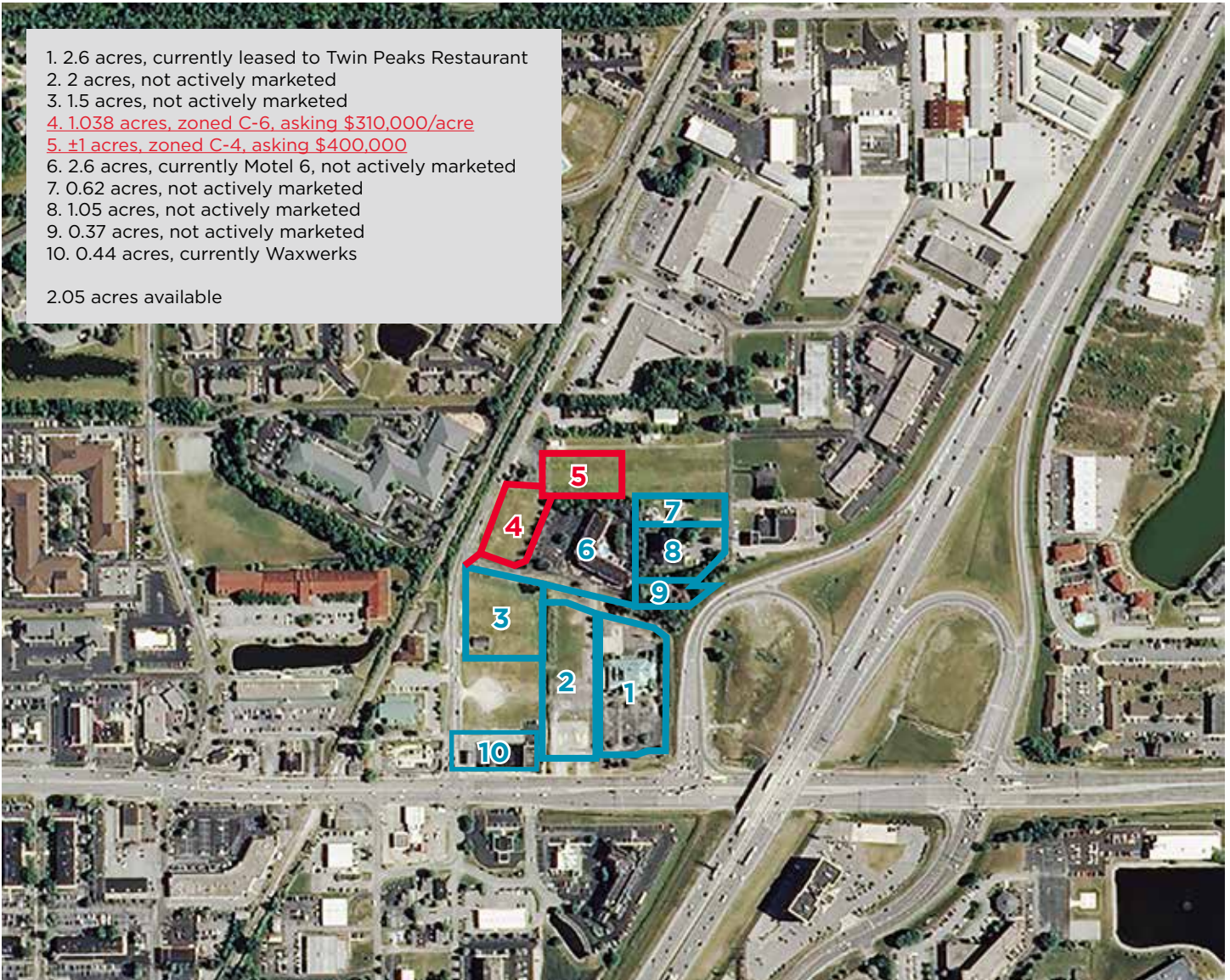
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1. 2.6 acres, currently leased to Twin Peaks Restaurant
2. 2 acres, not actively marketed
3. 1.5 acres, not actively marketed
4. 1.038 acres, zoned C-6, asking \$310,000/acre
5. ±1 acres, zoned C-4, asking \$400,000
6. 2.6 acres, currently Motel 6, not actively marketed
7. 0.62 acres, not actively marketed
8. 1.05 acres, not actively marketed
9. 0.37 acres, not actively marketed
10. 0.44 acres, currently Waxwerks

2.05 acres available



## Demographics

	1 mile	3 miles	5 miles
Population	7,408	53,488	173,400
Households	3,946	25,650	77,063
Average Household Income	\$52,316	\$96,168	\$98,908

Source: Applied Geographic Solutions, 2018 Estimates

## Traffic Counts

I-69: 153,642  
82nd Street: 45,977  
Bash Street: 9,142

Source: INDOT, 2018 AADTV

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