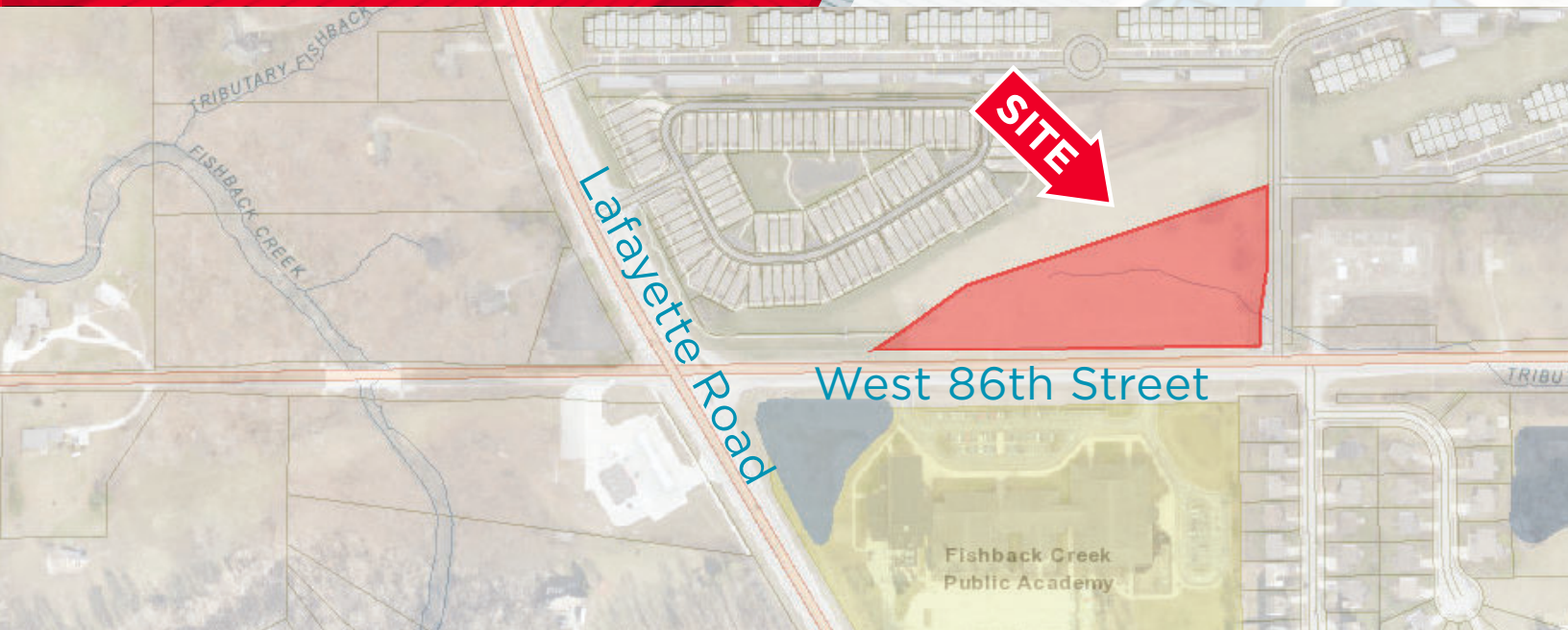


# Fishback Creek Land Site

West 86th Street & Lafayette Road  
Indianapolis, IN 46278

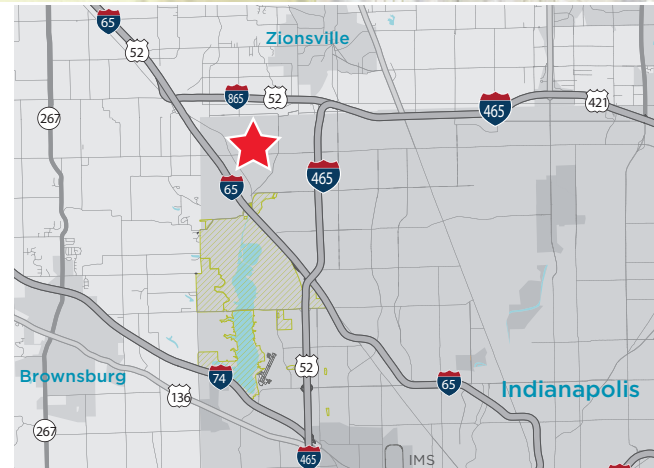
±3 ACRES

FOR SALE



## PROPERTY HIGHLIGHTS

- ±3 acre prime development site
- Prominent NW Indianapolis location, between affluent communities of Brownsburg and Zionsville
- Close proximity to I-65 and I-465
- Across the street from Fishback Creek Public Academy (elementary school)
- Over 17,000 households within 5 miles
- Utilities and infrastructure in place
- Zoned for general commercial use



### DIANA ZAGARZHEVSKIY

Senior Director

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## HIGHEST AND BEST USES

- Retail
- Daycare/Preschool
- Medical/Dental Office



CUSHMAN &  
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±3 ACRES

## AERIAL/LOCATION MAP



Prominent Northwest Indianapolis location provides connectivity to:

- Trader's Point
- Pike Township
- Zionsville
- Brownsburg
- Eagle Creek

### Demographics

	1 Mile	3 Miles	5 Miles
Population	2,596	18,143	79,789
AVG. HH Income	\$170,705	\$164,787	\$121,303
Median HH Income	\$129,426	\$127,035	\$97,722

### Traffic Counts

West 86th Street	7,674
Lafayette Road	3,957



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