







# COMMERCIAL DEVELOPMENT SITE FOR SALE

11845 Brookville Road | Indianapolis, IN



## LISTING DETAILS

**AVAILABLE SF:** 365,904 - 8.4 Acres  
**SALE PRICE/SF:** \$1.02/SF  
**SALE PRICE:** \$375,000

-  SWC of Signalized Intersection
-  1,281 Feet of frontage on Brookville Road
-  Parcel is Narrow at Carroll Road, but can add frontage there as the adjacent parcel is owned by a family member.
-  Currently Zoned SU 9.
-  Indy's Comprehensive Plan shows this parcel and two adjoining parcels as "Community, Regional or Heavy Commercial."
-  All Utilities are Nearby

## TRAFFIC COUNTS

Brookville Road 14,683 VPD  
 Carroll Road 11,145 VPD



## 2019 DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
EST. POPULATION	17,827	69,341	52,646
AVG. HH INCOME	\$96,725	\$82,210	\$87,067
DAYTIME POP.	8,461	36,371	27,346

**FOR MORE INFORMATION** Bob Lindgren | D 317-218-1032 | rlindgren@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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