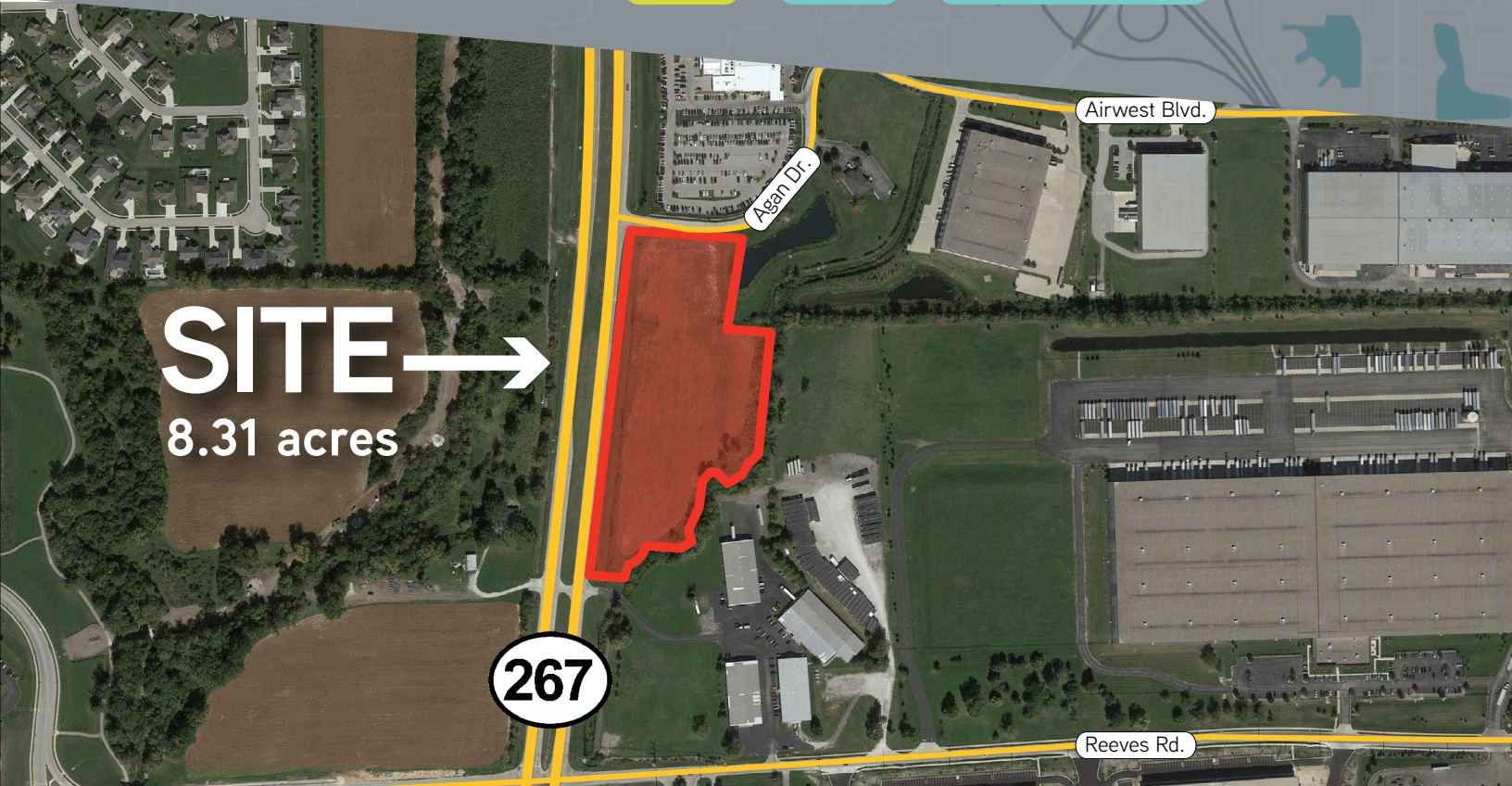


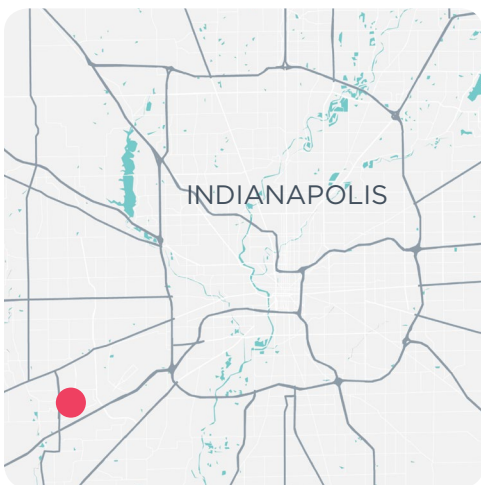
SALE

LAND

DEVELOPMENT



### ▶ SHORT DESCRIPTION



#### AVAILABLE ACRES

8.31 SF

#### SALE PRICE

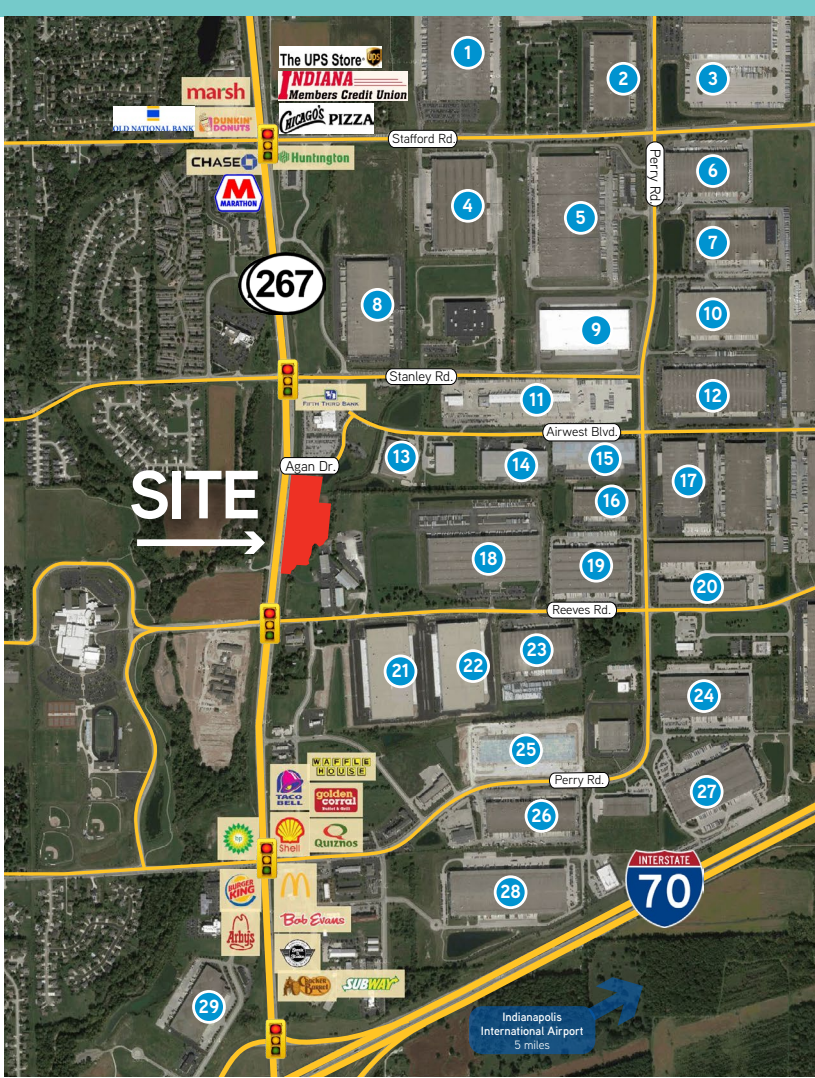
\$2,500,000 (\$300,842/AC)

This is a dynamic highway corridor with multiple hotels, restaurants, gas stations and other amenities near one of the nation's largest business parks. This property is less than two miles north of I-70 and south of US 40, 5 miles west of the Indianapolis International Airport, and 15 minutes from downtown Indianapolis.

- + Zoned: General Commercial
- + 19,401 VPD along SR 267

9339 Priority Way West Drive  
Suite 120  
Indianapolis, IN 46240  
317.663.6000

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## AREA RETAILERS & BUILDING TENANTS

1. EPSON
2. MD Logistics
3. Dick's Sporting Goods
4. Cross Road Centers
5. Customized Transportation
6. Keystone Freight
7. Eby Brown
8. SWS
9. Van Trust Real Estate
10. Saint Gobain
11. CSX
12. Aaron Rents/ERI/Mactavish Furniture
13. Griots Garage
14. EMJ Metals
15. Bensussen Deutsch & Assoc.
16. MD Logistics
17. Brightpoint North America
18. Becton, Dickinson & Co.
19. Genco
20. Liquidity Services
21. Opus North Corp.
22. Opus North Corp.
23. Fundex
24. Genco
25. SWS
26. AFI
27. NSK Bearing
28. OHL
29. AEL SPAN

## DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES	10 MILES
Population	2,550	25,680	70,352	285,370
Households	1,107	9,286	24,891	109,389
Average HH Income	\$77,886	\$74,528	\$79,824	\$69,665
Median Age	39.6	37.1	35.5	35.7
Total Annual HH Expenditure	\$65.9 M	\$534 M	\$1.5 B	\$5.96 B
Total Businesses	285	1,163	1,862	8,517
Total Employees	5,515	26,463	37,290	134,524

\*SitesUSA 2017 Estimated

### GREG SMITH

Vice President

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## RESOURCE

rcree.com

in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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