

Commercial Development Land

6900 E 21st Street, Indianapolis IN

Land



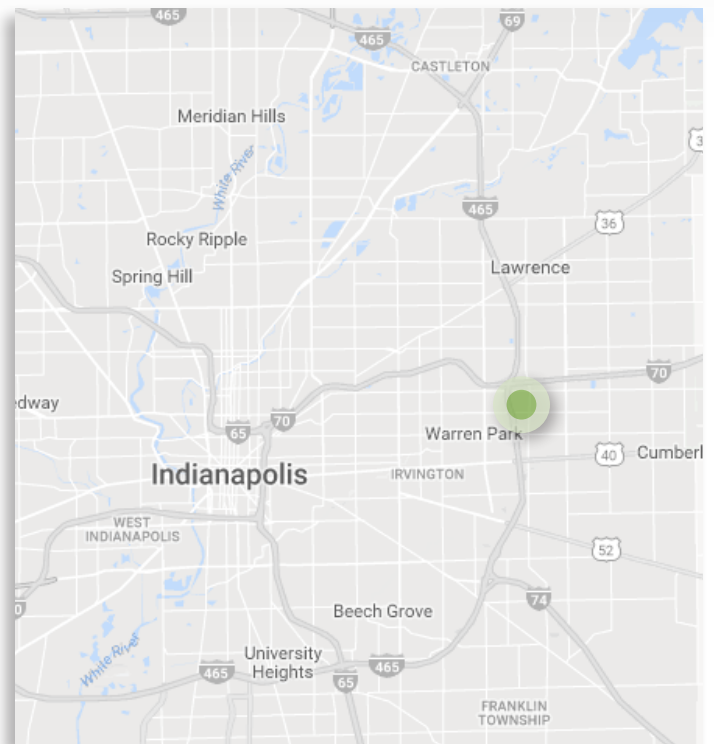
Commercial/ Residential Land

\$299,000

Rare C-4 & D-4 Zoning - \$41,585 per Acre
7.19 Acre Site

Opportunity Highlights

- Condition** - The property is currently undeveloped land. Zoned C-4, D-4
- Opportunity** - Located off of two major exits with the proper zoning for Hotel, Retail, Office or other commercial development.
- Visibility** - Site easily visible from I-70 and I-465 with over 70,000 ADT.
- Access** - Well located, the property is perfectly positioned to be easily accessed from I-70 and I-465 all major Indianapolis' arteries.



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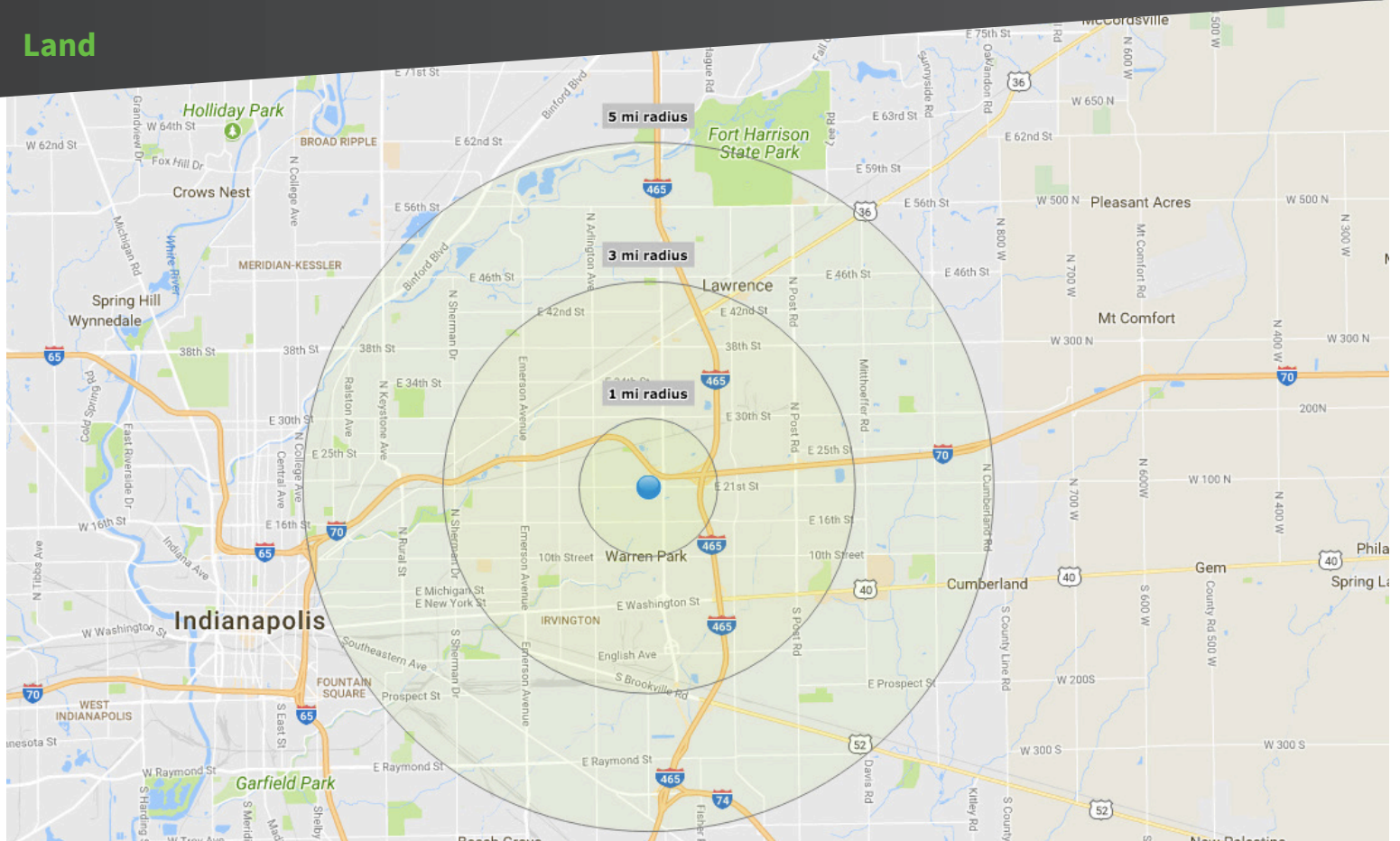
ALO Property Group
10401 N Meridian St. Suite 160
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Demographics

	1 mi radius	3 mi radius	5 mi radius
2017 Estimated Population	7,793	87,386	230,818
Average Household Income	\$46,208	\$48,478	\$50,476
Projected Population Growth (2020)	+1.1%	+0.4%	+0.8%
Median Age	39.1	36.4	34.7
Total Annual Expenditure	\$138 Million	\$1.55 Billion	\$4.06 Billion
Total Employees	6,516	41,539	83,577

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