

# LAND FOR SALE

5505 N Post Road Indianapolis, IN 46216



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Two parcels of land for sale in Fort Harrison, adjacent to the Major General Emmett J. Bean Federal Center, a 1.6 million square foot facility with over 4,000 employees.

## PROPERTY HIGHLIGHTS

- Land For Sale: Parcel #1: 1.25 Acres (Pending); Parcel #3 - 1.0 Acre; Parcel #4 - 0.6 Acre
- Zoned DP (Planned Development)
- Exposure to Over 43,220 Vehicles Per Day
- Adjacent to the Major General Emmett J. Bean Federal Center, a 1.6 Million Square Foot Facility with Over 5,000 Employees
- Located Across from Lawrence Village at the Fort, a 100-acre Mixed Use Project Encompassing Residential, Retail, Office and Entertainment Venues
- Also Nearby: Fort Harrison State Park, Ivy Tech Community College, YMCA, Indiana National Guard and Lawrence Community Park & Soccer Fields

## DEMOGRAPHICS 3 MILES 5 MILES

	3 MILES	5 MILES
Total Population	82,735	192,446
Average HH Income	\$58,811	\$71,162
Businesses	2,281	7,163
Employees	28,189	91,445

## TRAFFIC COUNTS

56th Street	27,826
Post Road	13,699



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

## PATRICK BOYLE

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MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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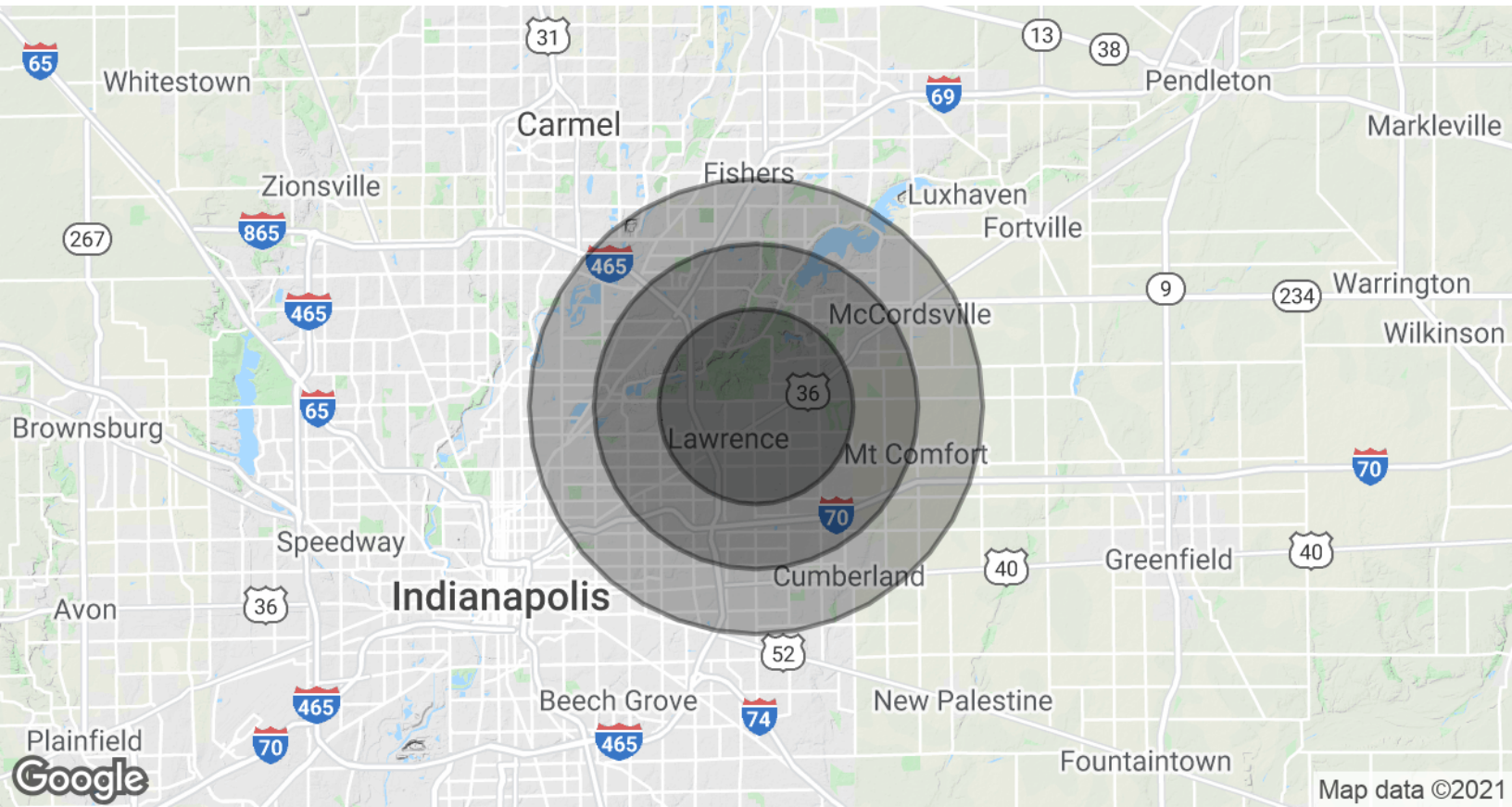


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## POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	82,735	192,446	336,515
Projected Annual Growth (2019-2024)	0.3%	0.4%	0.7%
Total Households	32,747	78,452	143,099
Median Home Value	\$137,142	\$153,771	\$162,665

## INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$58,811	\$71,162	\$74,848
Daytime Population (16+ years)	48,855	143,046	263,403
Total Businesses	2,281	7,163	14,284
Total Employees	28,189	91,445	174,251

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