

# FOR SALE

3530 Mann Road Indianapolis, IN 46221



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Freestanding former restaurant available for sale.

## PROPERTY HIGHLIGHTS

- 2,520 Square Foot Freestanding Building
- Priced to Sell
- Former Restaurant Space
- Existing Drive-thru Window
- High Density Trade Area

## DEMOGRAPHICS

	1 MILE	3 MILES
<b>Total Population</b>	10,718	34,271
<b>Average HH Income</b>	\$41,680	\$53,248
<b>Businesses</b>	178	1,654
<b>Employees</b>	1,652	27,007

## TRAFFIC COUNTS

<b>Mann Road</b>	9,984
<b>Kentucky Avenue</b>	20,437



## MIDLAND ATLANTIC PROPERTIES

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

MIDLANDATLANTIC.COM

## JEFF HUBLEY

Direct: 317.597.1713  
Cell: 317.590.7588  
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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

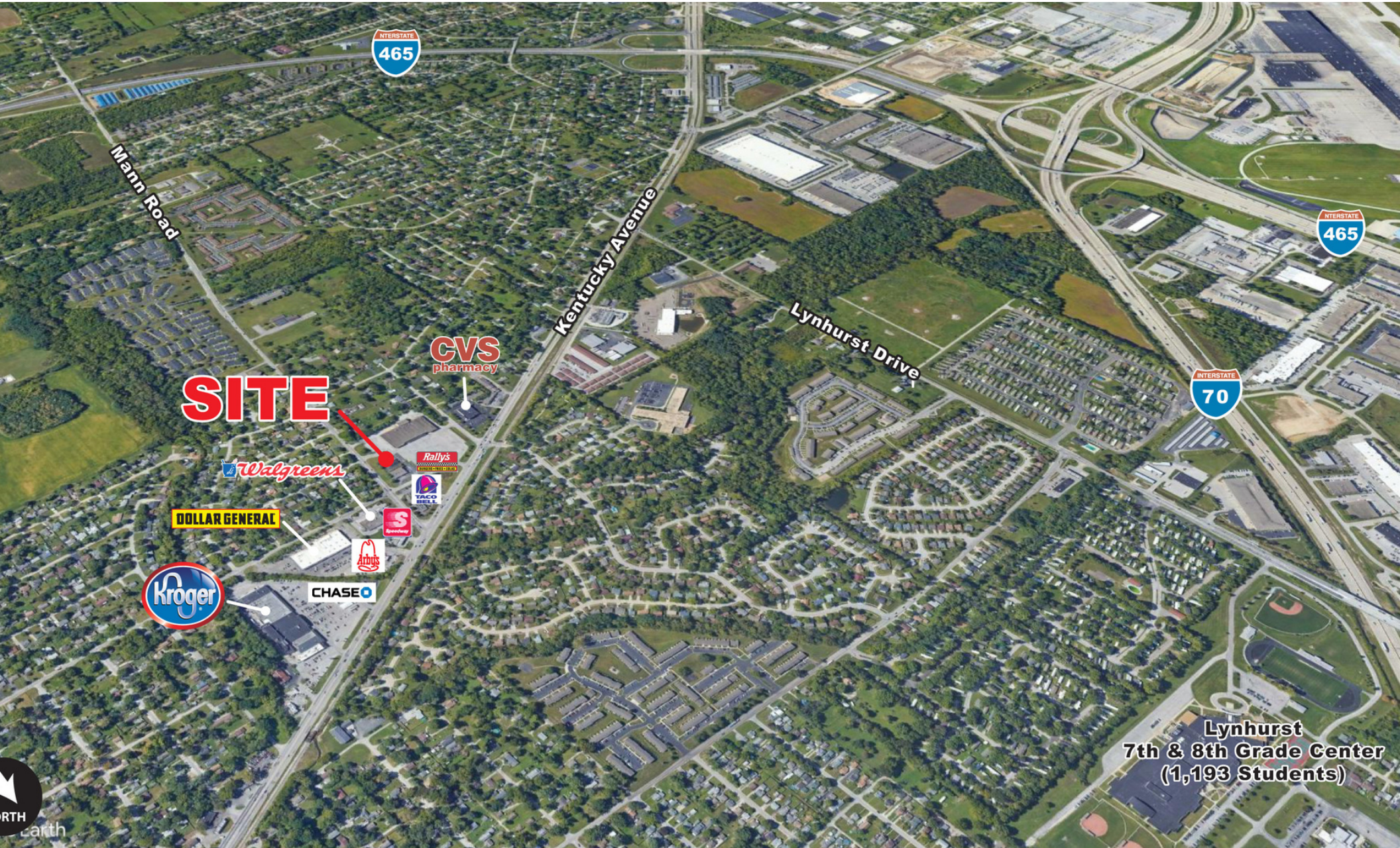
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**SITE**

CVS  
pharmacy

Walgreens

Rally's

TACO  
BELL

DOLLAR GENERAL

Subway

Kroger

CHASE

Lynhurst  
7th & 8th Grade Center  
(1,193 Students)

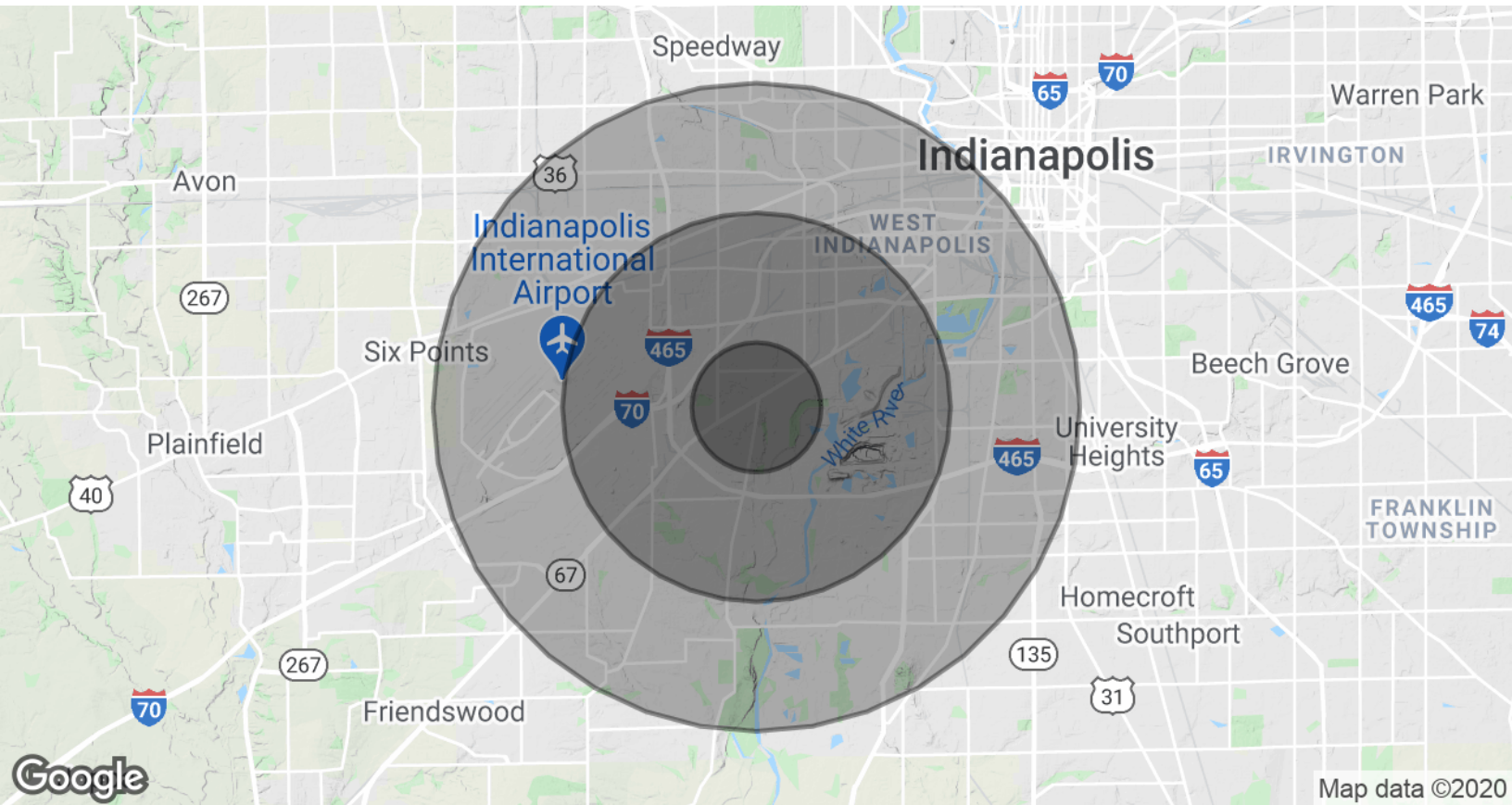


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## POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	10,718	34,271	125,512
Projected Population (2025)	10,649	34,275	128,551
Total Households	4,160	12,855	48,794
Median Home Value	\$97,886	\$102,826	\$113,770

## INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$41,680	\$53,248	\$55,413
Daytime Population (16+ years)	5,008	37,090	115,409
Total Businesses	178	1,654	4,437
Total Employees	1,652	27,007	80,472

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