

LAND FOR SALE

82nd and Bash Streets

Indianapolis, IN 46250



- 1 to 4.5 acres available with a possible assemblage of up to 8.29 acres
- Largest retail and office trade area in Indiana
- Great visibility and access to I-69, Bash Road and 82nd Street
- Zoned C-4 and C-6
- 150 feet of frontage on 82nd Street just added to property



For more information, contact:

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LAND FOR SALE

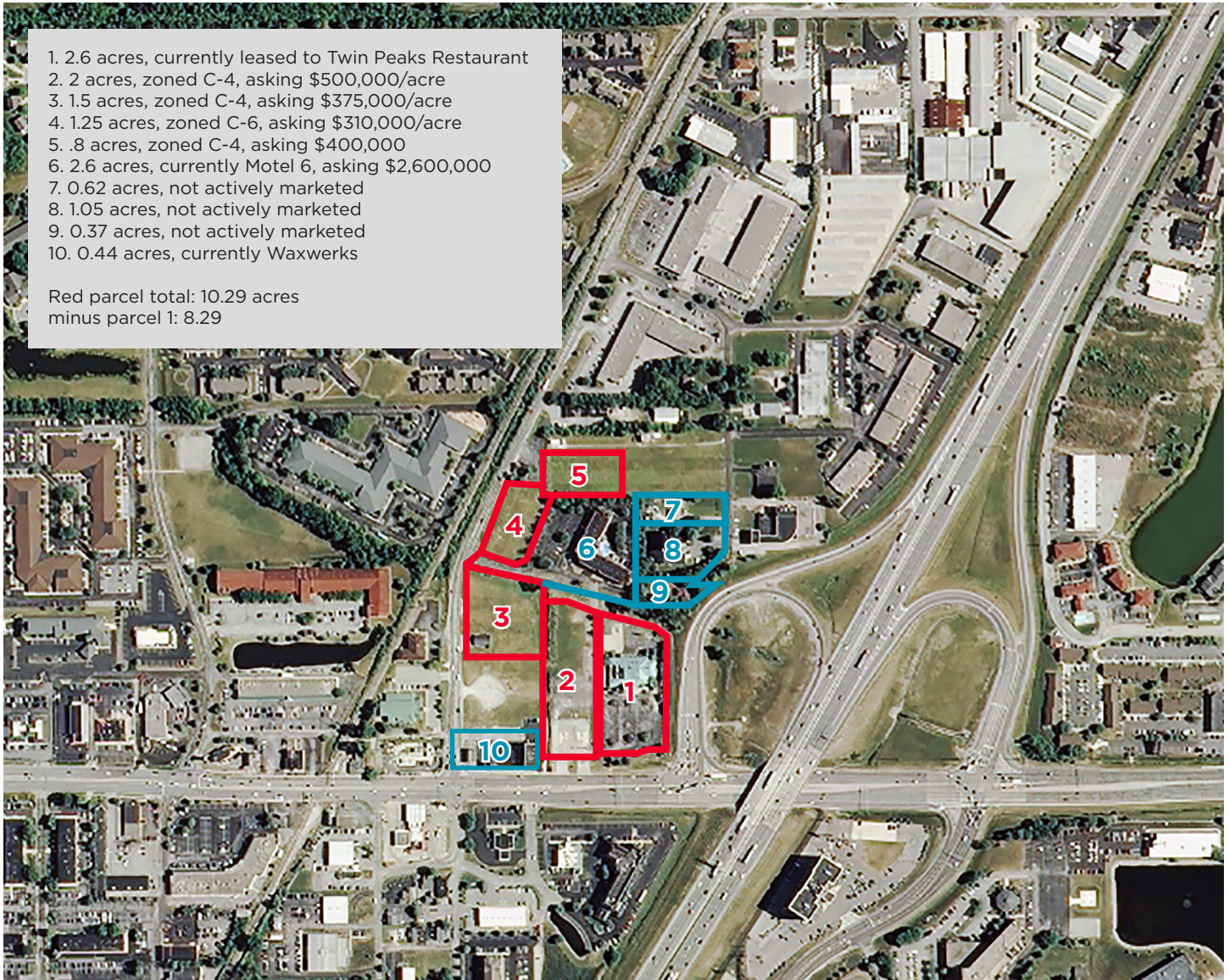
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1. 2.6 acres, currently leased to Twin Peaks Restaurant
2. 2 acres, zoned C-4, asking \$500,000/acre
3. 1.5 acres, zoned C-4, asking \$375,000/acre
4. 1.25 acres, zoned C-6, asking \$310,000/acre
5. .8 acres, zoned C-4, asking \$400,000
6. 2.6 acres, currently Motel 6, asking \$2,600,000
7. 0.62 acres, not actively marketed
8. 1.05 acres, not actively marketed
9. 0.37 acres, not actively marketed
10. 0.44 acres, currently Waxwerks

Red parcel total: 10.29 acres
minus parcel 1: 8.29



Demographics

	1 mile	3 miles	5 miles
Population	7,879	54,104	176,180
Households	4,206	25,638	77,097
Average Household Income	\$52,782	\$96,353	\$95,090

Source: Applied Geographic Solutions, 2017 Estimates

Traffic Counts

I-69: 158,117
82nd Street: 45,386
BashStreet: 9,025

Source: INDOT, 2016 AADTV

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