

# Hickory Centre

US 31 South & Hickory Lane, Indianapolis, 46227



## +/- 1.7 Acre Outlot For Lease

### TRAFFIC COUNTS

US 31 South - 56,011 ADT

- Sits on US-31 with tremendous street frontage
- Very dense population and over 56,000 car per day
- Zoned C1 - a rezone will be considered
- Located at a signalized intersection across from a very busy Walmart Supercenter

### CONTACT

McCrea Property Group  
for more details  
317.663.8446

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	10,408	\$65,744	4,540	4,444
3 Mile	87,479	\$71,758	36,501	31,450
5 Mile	196,782	\$71,333	80,079	80,028



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