CUSHMAN & WAKEFIELD

CORPORATION DRIVE

East 96th Street & Interstate 69
Indianapolis, IN 46256

±1.25 ACRES

PROPERTY HIGHLIGHTS

- Interstate visibility
- Divisible
- Close proximity and easy access to I-69 & I-465
- High profile neighbors include The Home Depot, Walmart, Kohl's, Meijer
- Close proximity to Roche headquarters with over 4,000 employees
- Utilities and infrastructure in place
- Zoned for general commercial use
- Sale price: $562,500

PERMITTED USES

Sit down restaurants
Fast food/drive-thru
Medical/dental offices
General retail
Personal services
Bank/financial institutions
Professional offices
Outdoor storage/display

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AERIAL/LOCATION MAP

Drive Time Demographics

	5 Min	10 Min	15 Min
Population	20,380	105,546	243,070
Household Income	$99,594	$124,964	$131,442
HH w/+2 vehicles	36.2%	42.9%	43.2%

Traffic Counts

East 96th Street	50,567
Interstate 69	136,680

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