



Uptown Village Land Site

9502 Uptown Drive, Indianapolis, IN 46256

±1.625 ACRES

PROPERTY HIGHLIGHTS

Prominent NE Indy location

Close proximity and easy access to I-69 & I-465

High profile neighbors include The Home Depot, Walmart, Kohl's, Meijer

70,000 households within 5 miles

Utilities and infrastructure in place

Zoned for general commercial use

Sale price \$568,750

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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