

Clearwater Crossing

East 82nd Street and Dean Road
Indianapolis, IN 46240



PROPERTY SUMMARY

Region: Indiana/ Marion County / City of Indianapolis
MSA: Indianapolis, IN
GLA: 129,821

Demographic and Income Summary

	3 MILES		5 MILES		10 MILES	
	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast
Population	60,616	60,573	177,596	179,818	785,919	802,226
Daytime Population	93,974		266,298		880,628	
Households	29,740	29,906	82,780	84,348	323,236	332,129
Average HH Size	2.02	2.01	2.12	2.11	2.40	2.38
Average HH Income	\$111,535	\$128,712	\$119,367	\$136,680	\$111,490	\$127,632
Median HH Income	\$73,880	\$84,714	\$79,495	\$91,454	\$74,006	\$84,372
Per Capita Income	\$54,782	\$63,592	\$55,661	\$64,148	\$45,884	\$55,863

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
22,549	82nd Street	Dean Road	Allisonville Road
43,310	86th Street	Keystone Avenue	Keystone Crossing
142,964	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN.

04/29/24

Leasing - Development - Brokerage - Tenant Representation - Acquisitions - Property Management

www.BroadbentCompany.com