



2935 Madison Ave.  
Indianapolis, IN 46225

PRICE REDUCTION!



#### PROPERTY DESCRIPTION

- Shovel Ready Site at 78,000 cars per day intersection.
- Excellent traffic counts 7 days per week
- Located between Family Dollar and Aldi stores that both produce near the top of their respective regions.
- C-5 zoning with all needed variances in place
- Storm Water drainage system and plan already in place
- Sanitary Sewer connection already made
- Right of Way Pavement already in place
- Some on-site asphalt already in place
- 40' Pylon Sign already in place at corner of development with space reserved for buyer of this parcel
- No Median to cross on Madison – Easy In, Easy Out for northbound and southbound Madison Avenue traffic with choice of two entries.
- 5 total entry/exits already in place on the development
- Excellent Line of site at any corner of intersection enabled by Aldi building setback

#### OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	0.78 Acres

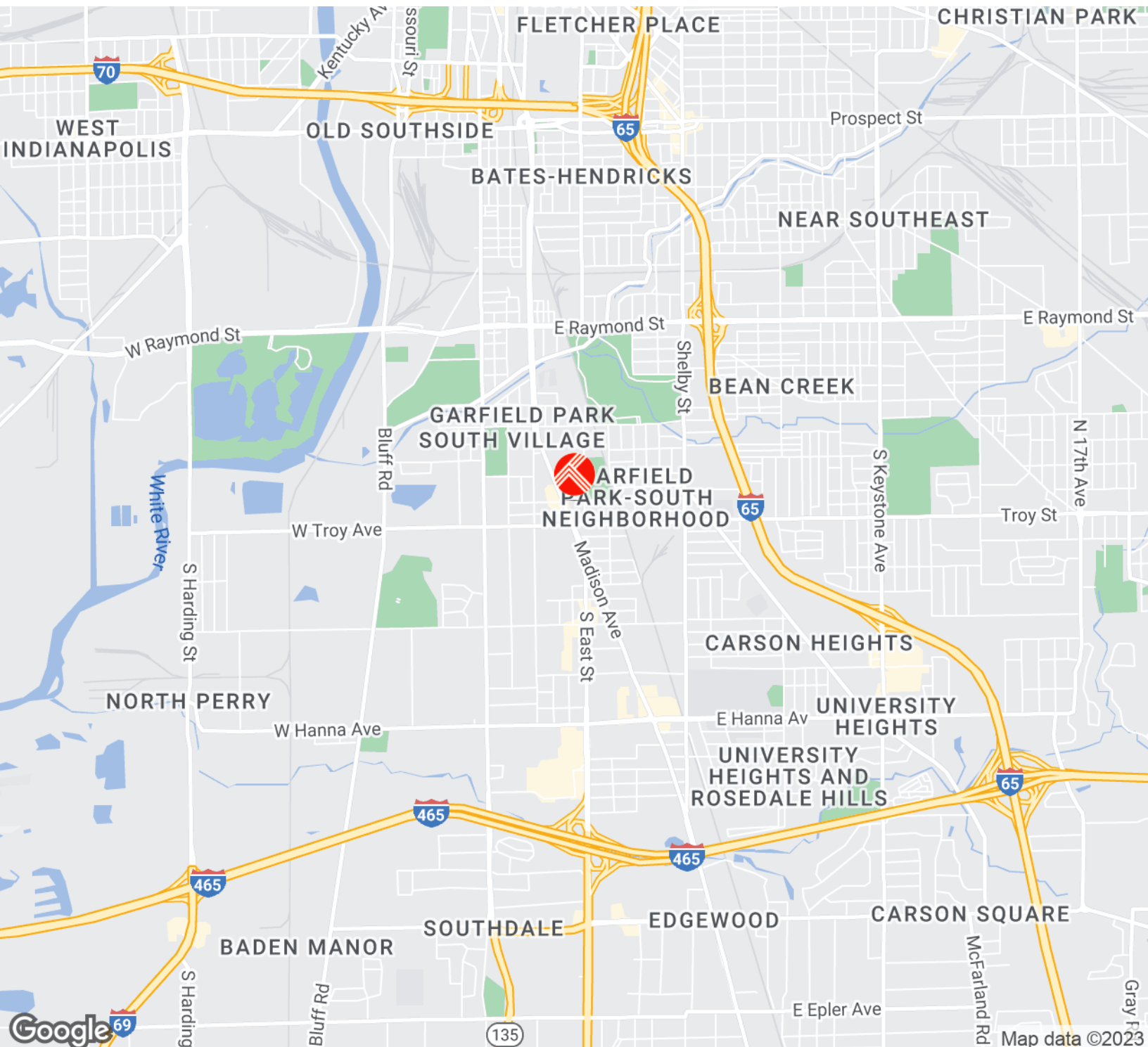
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,219	32,723	99,183
Total Population	8,005	70,436	211,069
Average HH Income	\$42,906	\$46,049	\$52,141





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## Regional Map





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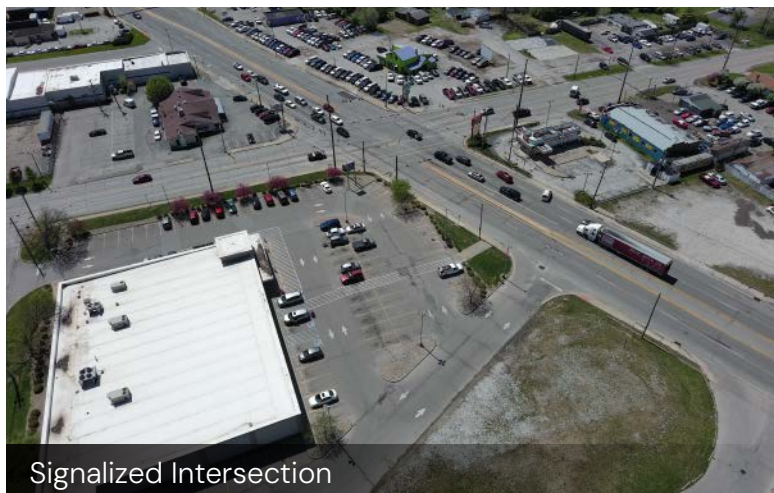


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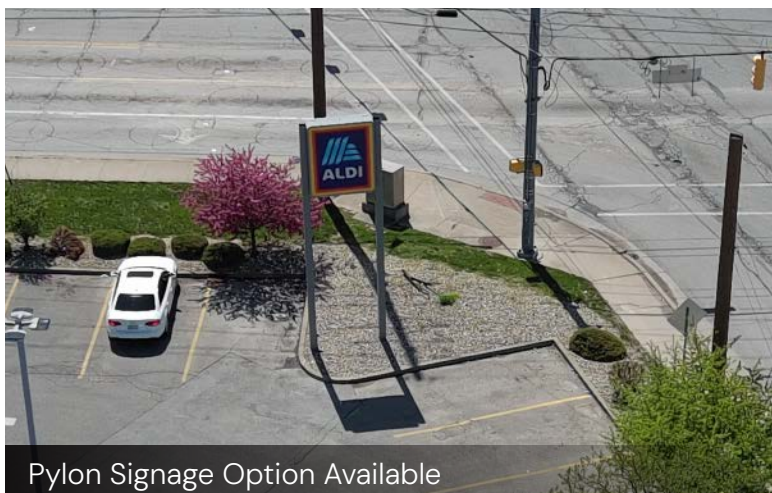
## Indianapolis, IN 46225



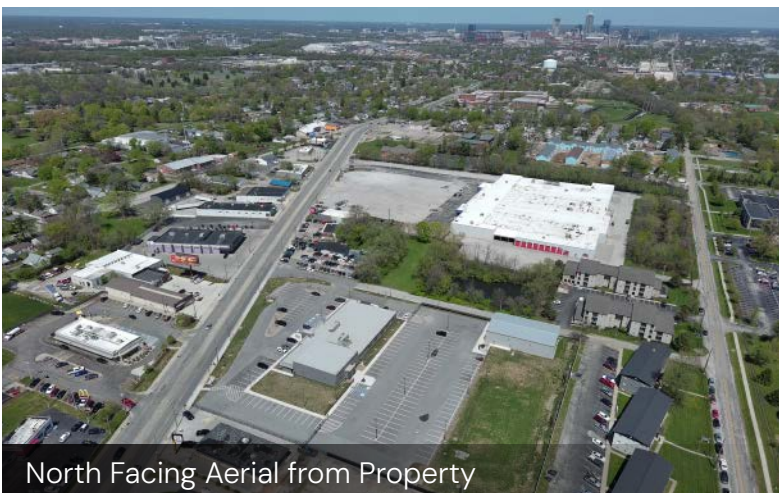
Directly Facing North From Property



Signalized Intersection



Pylon Signage Option Available



North Facing Aerial from Property



South Facing Aerial from Property



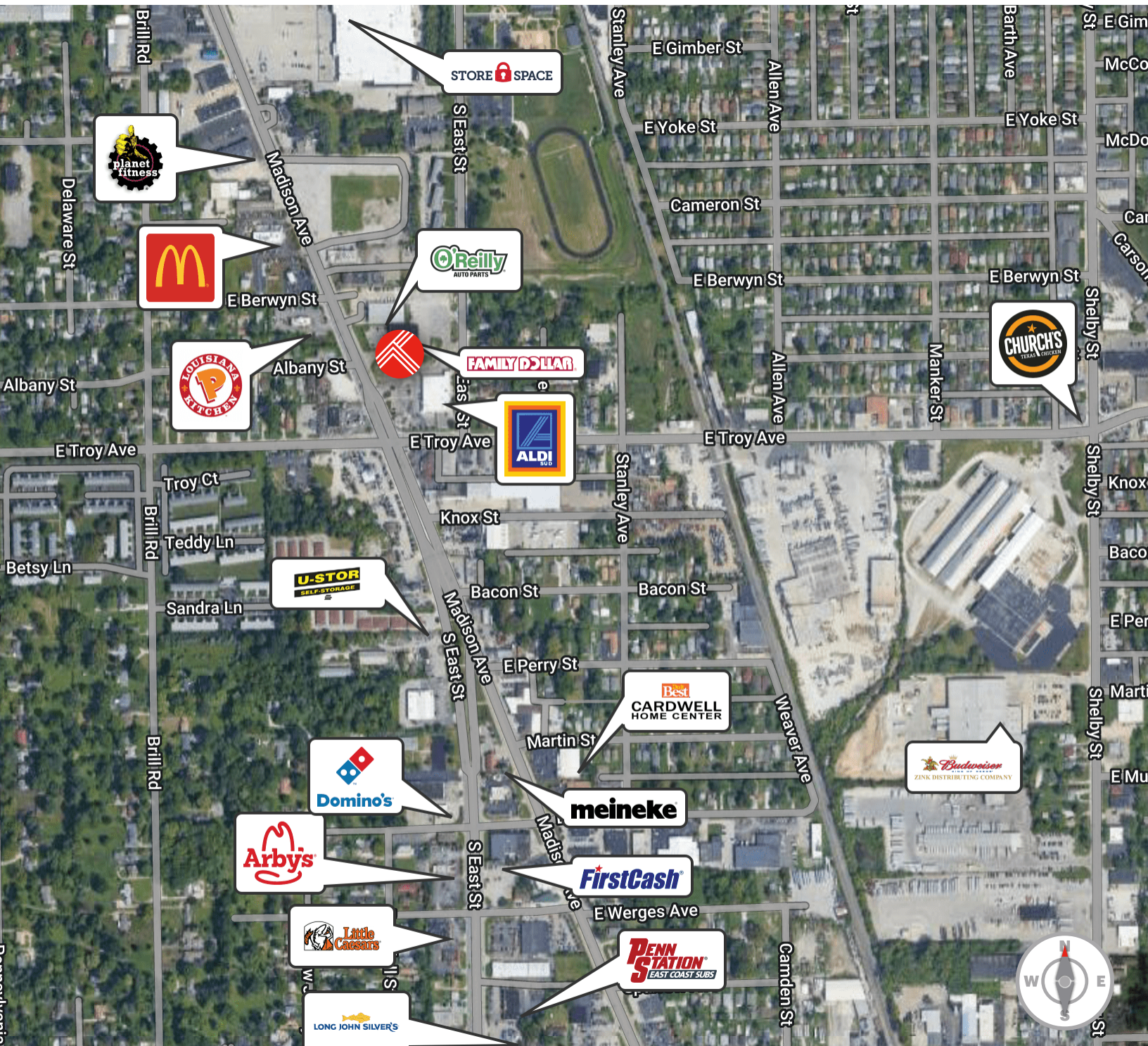




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### Area Retailers



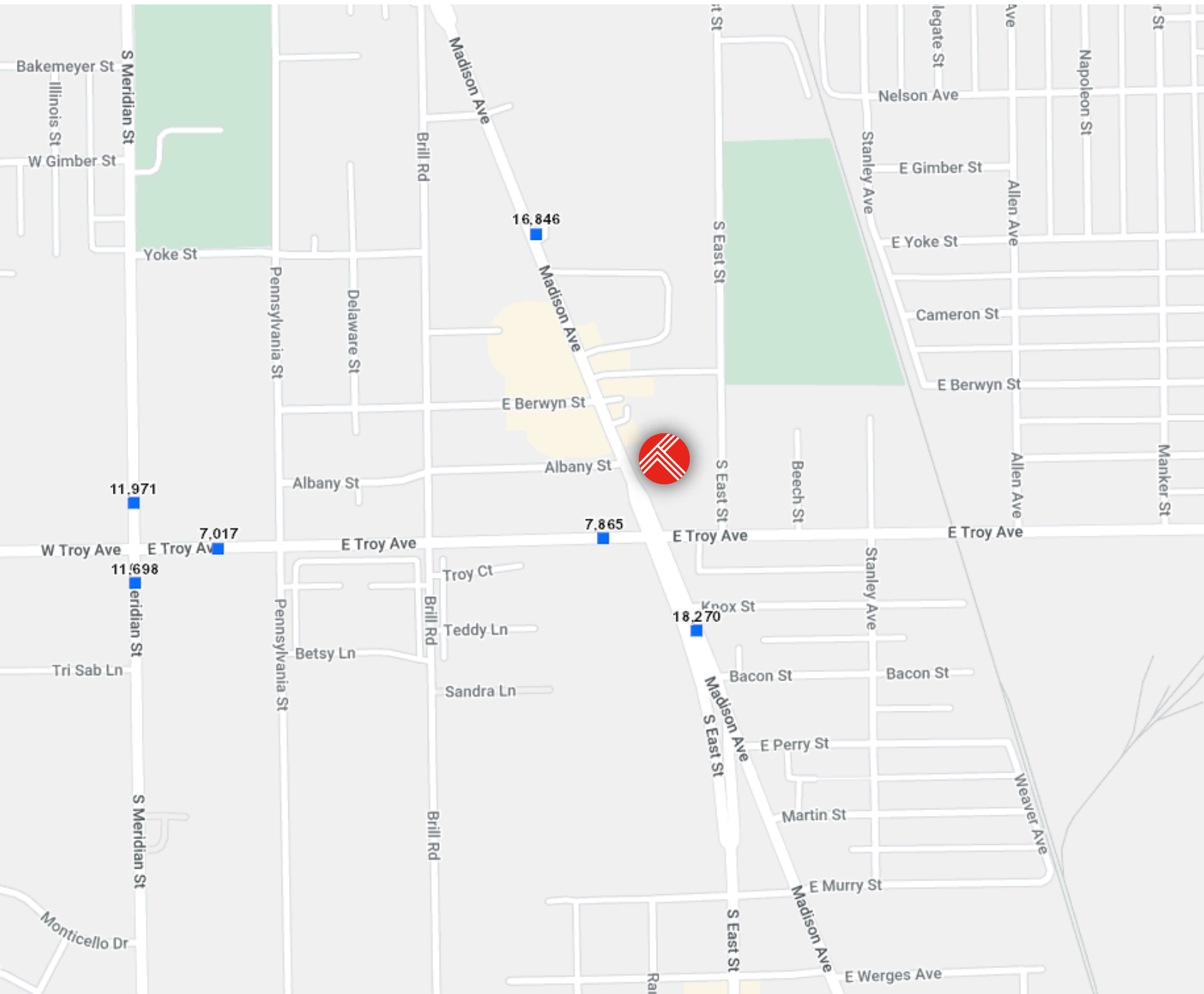




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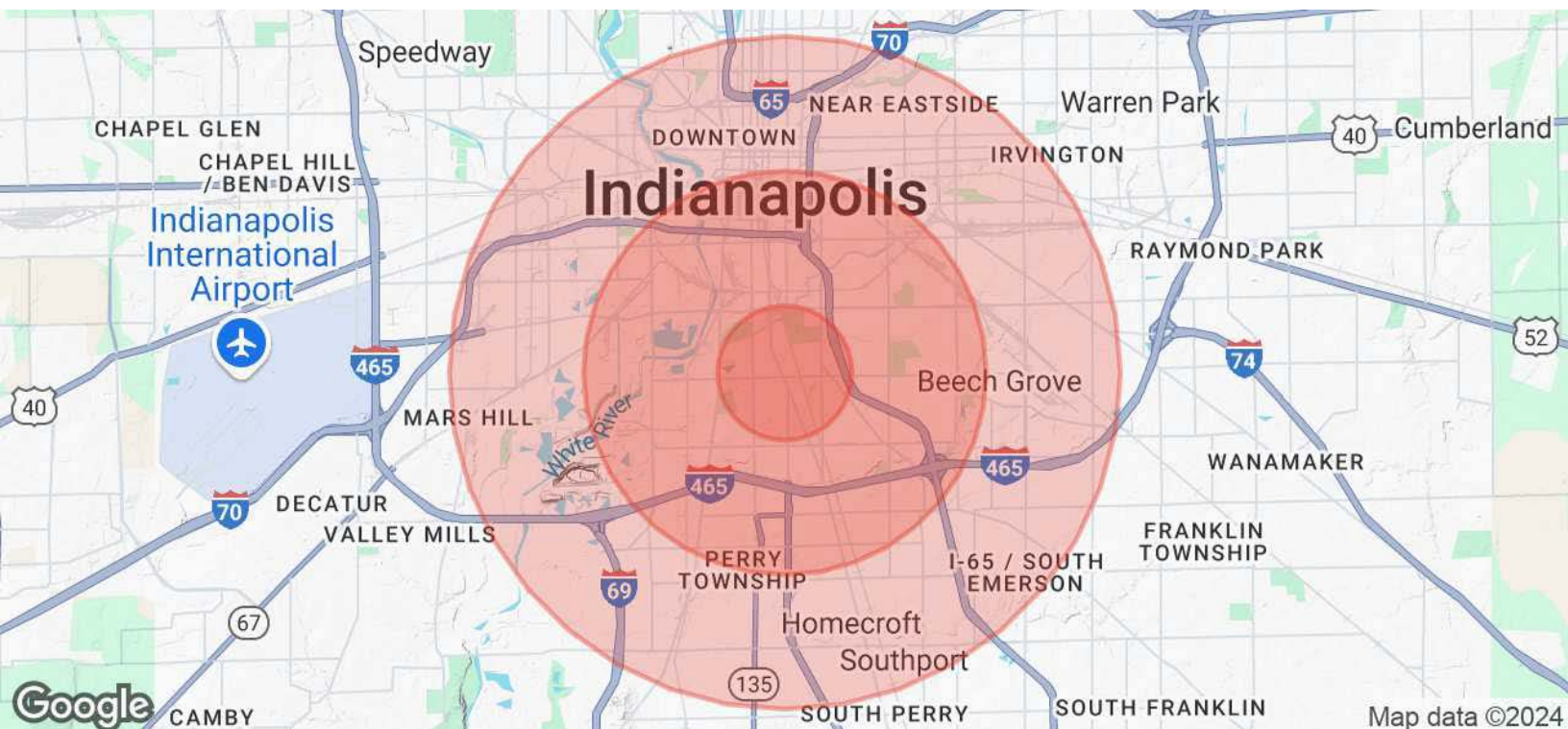
### Traffic Counts





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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,770	73,672	220,254
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,116	29,462	91,148
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$67,781	\$71,411	\$76,137
Average House Value	\$187,146	\$208,768	\$248,364

Demographics data derived from AlphaMap

