



MIXED-USE DEVELOPMENT OPPORTUNITY

8700 Rockville Rd

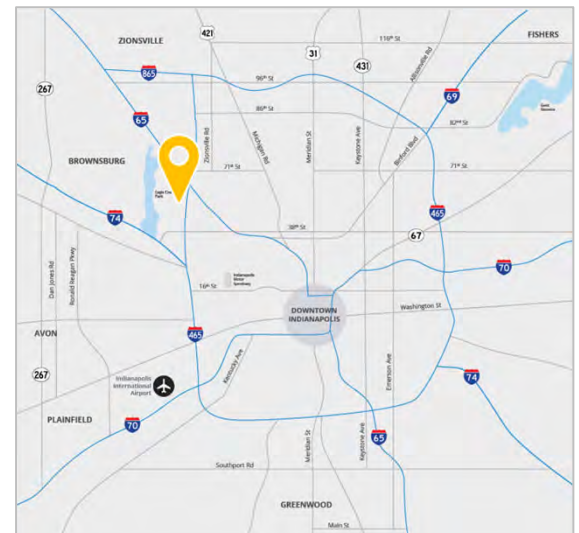
Indianapolis, IN

*concept plan only

Zoned site just east of fast-growing Avon in Hendricks County. Perfect location for retail, medical, multifamily, or single-family development

Property Highlights

- ±27.27 total acres available in Wayne Township
- Ability to connect to conservation area via future trail
- Location on the corner of US 36/Rockville Rd & Bridgeport Rd at signalized intersection
- Frontage zoned MU-2 up to 500 multifamily units
- South of Shiloh Creek zoned D-4
- Traffic Counts
 - Rockville Rd east of subject property: 38,841 AADT
 - Rockville Rd west of subject property: 40,056 AADT



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Numbers at a Glance –
1 Mile Radius

Education

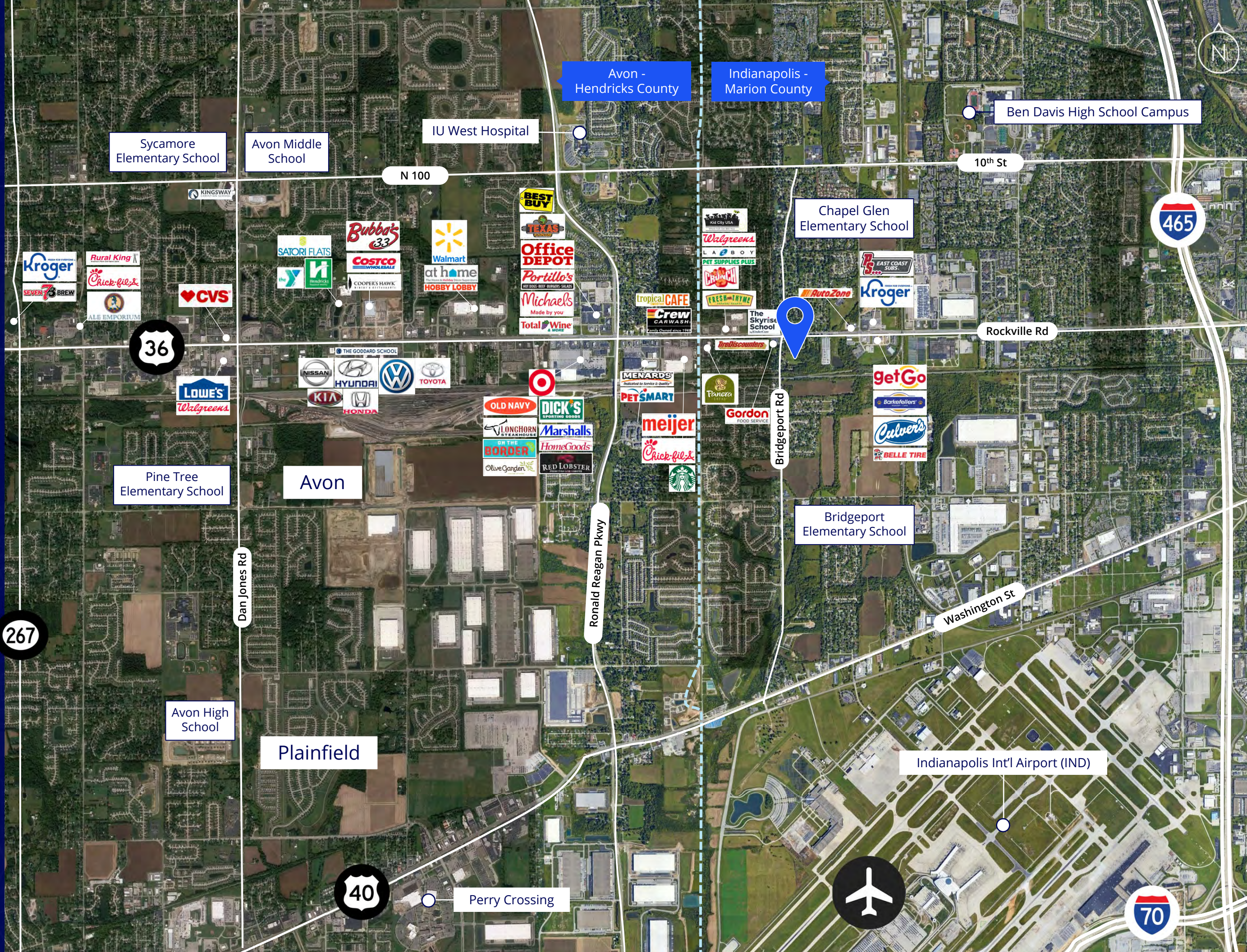
- 9%
No high school diploma
- 41%
High school graduate
- 26%
Some college
- 24%
Bachelor's / graduate /
professional degree

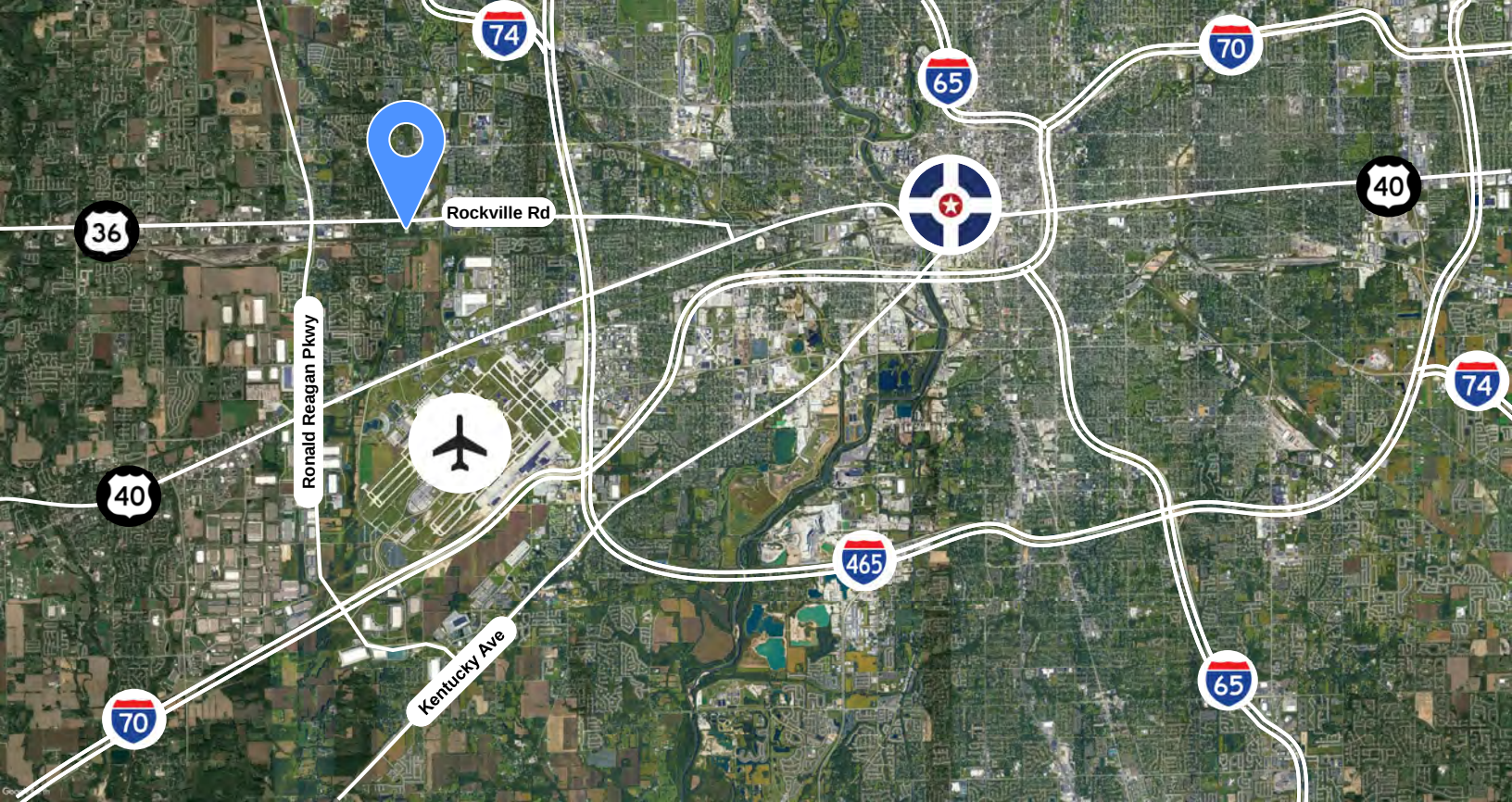
Annual Household
Spending

- \$2,260
Apparel & Services
- \$3,768
Eating out
- \$7,132
Groceries
- \$7,907
Health Care

Employment

- 67%
White collar
- 23%
Blue collar
- 10%
Services
- 2.4%
Unemployment rate





Connectivity

DESTINATION	MILES
Indianapolis INTL. Airport	6
Downtown Indy	8.9
Louisville, KY	124
Chicago, IL	182
Columbus, OH	192
Detroit, MI	298

ROADWAYS	MILES
I-465	2.5
I-70 West	6.5
I-74 West	6.8
I-65 North	10.3
I-65 South	15.4
I-69 North	26.3

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	6,539	66,681	121,529
Population Projected 2030	6,566	67,289	169,948
Daytime Population	7,506	61,745	171,368
Average HH Size	2.60	2.56	2.52
Average HH Income	\$107,963	\$91,282	\$91,038
Total Households 2025	2,511	25,610	66,813
Households Project 2030	2,533	26,011	68,813

BUSINESS

Total Business	234	1,712	4,888
Total Employees	3,251	26,126	78,594

HOUSING STATS

Median Home Value	\$237,460	\$229,277	\$237,627
Median Contract Rent	\$912	\$1,030	\$959
% of Income for Mortgage	18.3%	20.2%	21.4%