

For Sale or BTS

Commercial Land



5050 E 82nd Street- Land

Indianapolis, IN, 46250

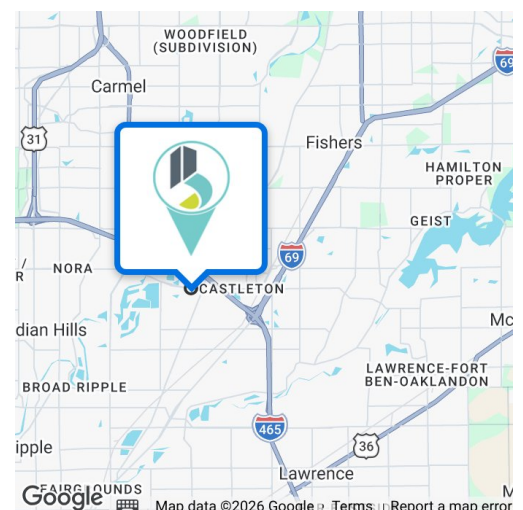
Positioned off of the signalized entrance of Allison Pointe, one of Indianapolis' premier office parks, including a mix of Engineering, Healthcare, Legal and Consulting Firms. This ± 1.74 -acre parcel offers a rare opportunity to develop in the heart of the popular 82nd Street corridor. Situated just north of Calico Corners, the site benefits from immediate proximity to national retailers, restaurants, and businesses already drawing steady traffic to the area – including the Clearwater Springs Shopping Center, Allison Pointe Business Park, and the I-465/Allisonville Road interchange just minutes away.

Highlights

- Zoned CS, and perfect for Office and Medical uses
- Easy Interstate access
- Established retail neighbors including Clearwater Springs Shopping Center and Allison Pointe Business Park
- Northeast Indianapolis infill opportunity on the high-traffic 82nd Street corridor

Sale Price \$950,000

Lot Size ± 1.74 Acres



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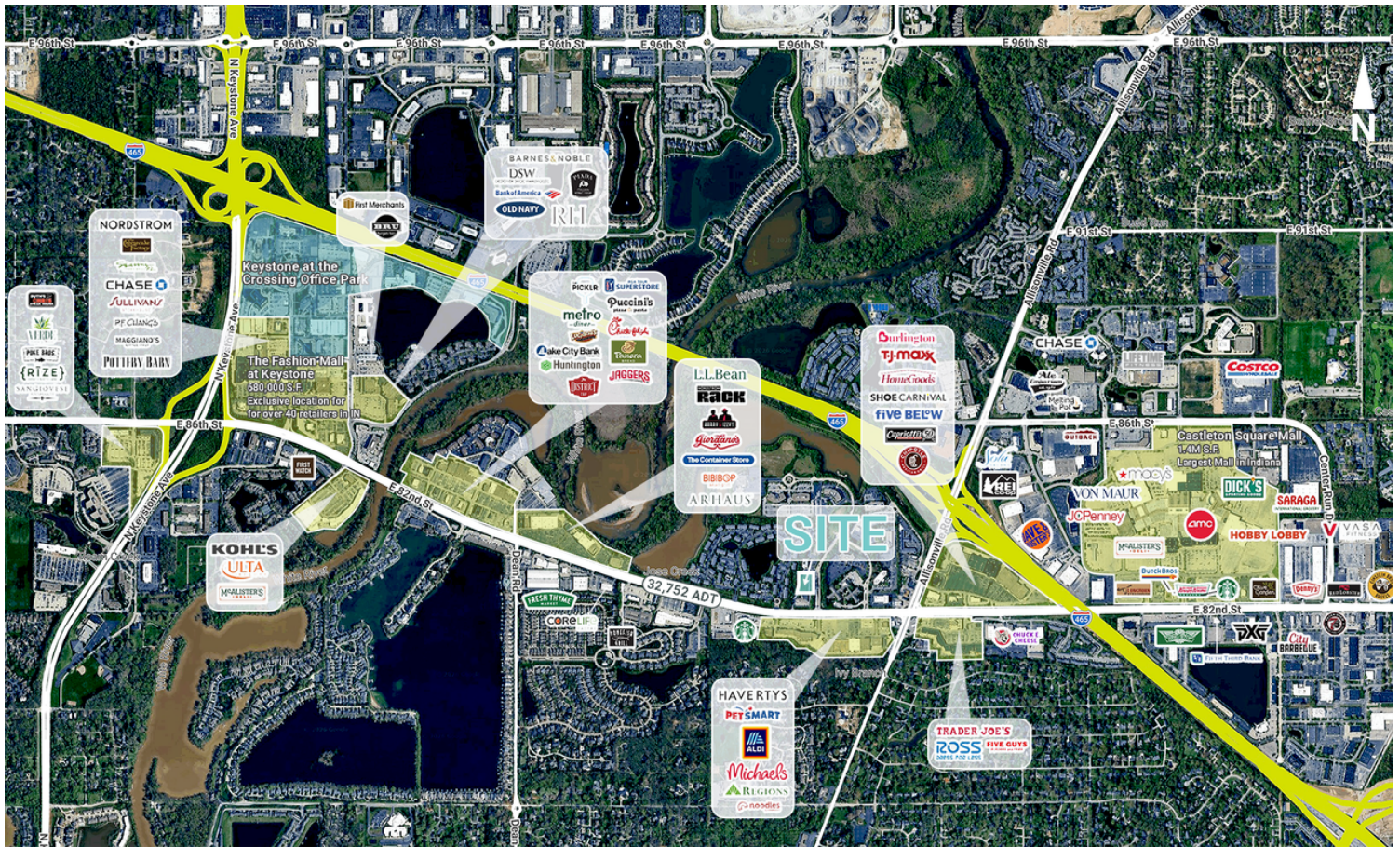
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Retail Aerial & Demographics



5050 E 82nd St, Indianapolis, IN 46250

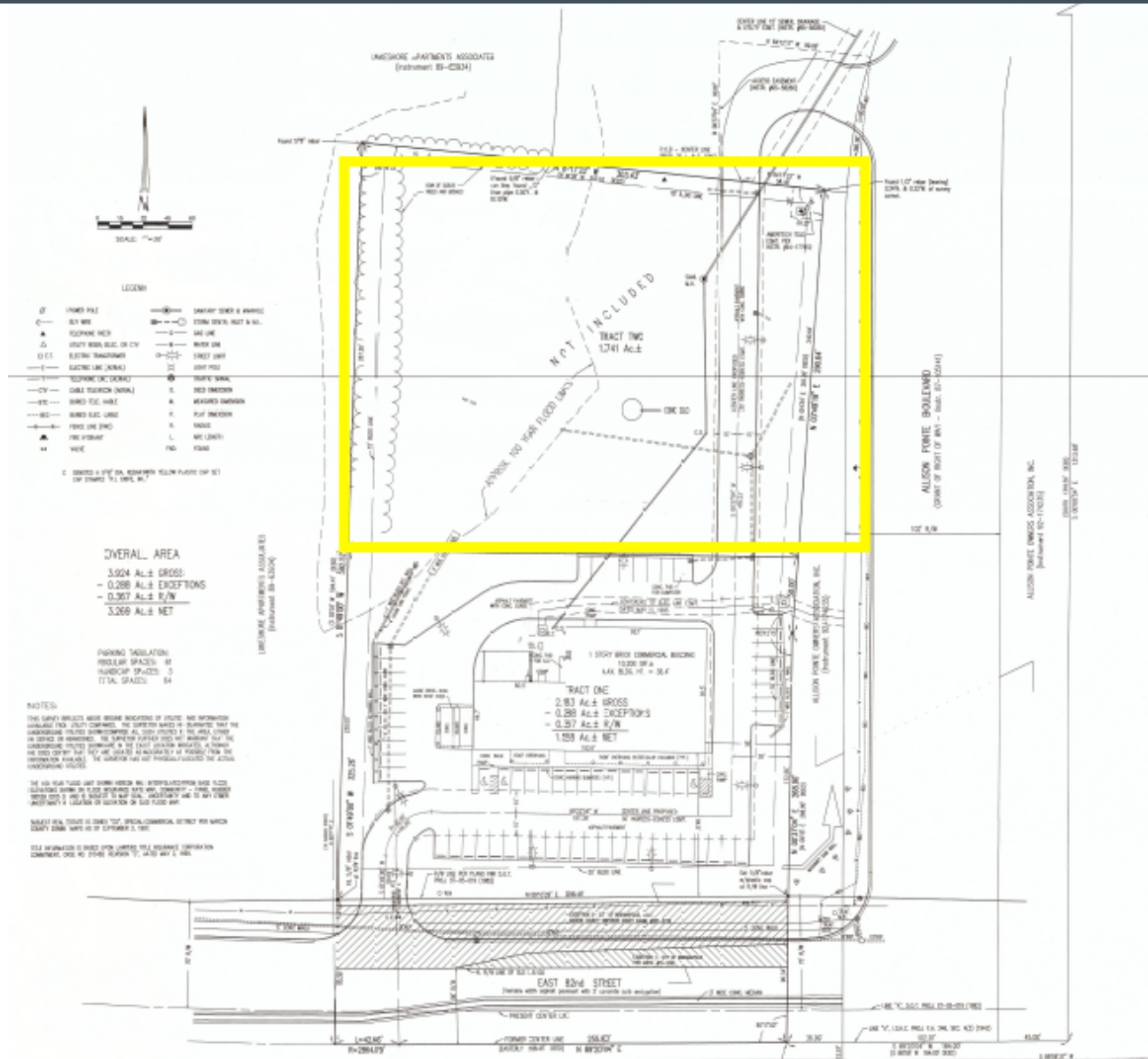


Demographics

	1 Mile	3 Miles	5 Miles
Total Population	6,329	57,740	171,075
Average Age	34.4	38	39.3
Total Households	3,419	28,489	80,155
# of Persons per HH	1.82	2	2.11
Average HH Income	\$123,490	\$120,610	\$134,186

BRADLEY
COMPANY

5050 E 82nd St, Indianapolis, IN 46250



Perfect for Medical and Office uses.

C-S Classification provides for the following uses, and others can be requested:

- **Fabric Shop (Calico Corners)**
- **Commercial Offices**
- **Bank (with drive through window)**
- **Art Dealers**
- **Art Galleries**
- **Artists' Supply and Materials**
- **Stationary Store**
- **Book Store**
- **Card Shop**
- **Drapery/Curtain Shop**
- **Florist**
- **Jewelry Store**
- **Piano Store**
- **Other similar upscale, low intensity shop-type uses, subject to the approval of the Administrator.**

Conceptual Renderings

5050 E 82nd St, Indianapolis, IN 46250



CONCEPTUAL EAST ELEVATION
N.T.S.

PROPOSED INTERIOR OF LEASE TENANT
OFFICE SPACE TO BE WHITE BOX