

FOR SALE OR LEASE

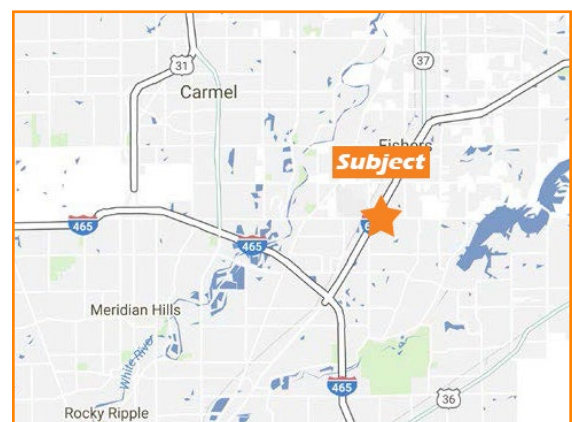
CASTLEGATE COMMONS

8105 East 96th St | Indianapolis, IN 46256



PROPERTY SUMMARY

- + 1.67-Acre Prime Fishers outparcel available For Sale or Lease
 - Ground Lease and Build to Suit options available
- + Combined intersection traffic of 48,739 VPD
 - 96th Street (37,016 VPD)
 - Hague Road (11,723 VPD)
- + Average HH income over \$120k in 3-mile radius
- + Situated near Roche Diagnostics US headquarters



TRAFFIC COUNTS

STREET	ADT
96th St	37,016
Interstate 69	171,979

Information deemed reliable, but not guaranteed. Subject to change without notice.

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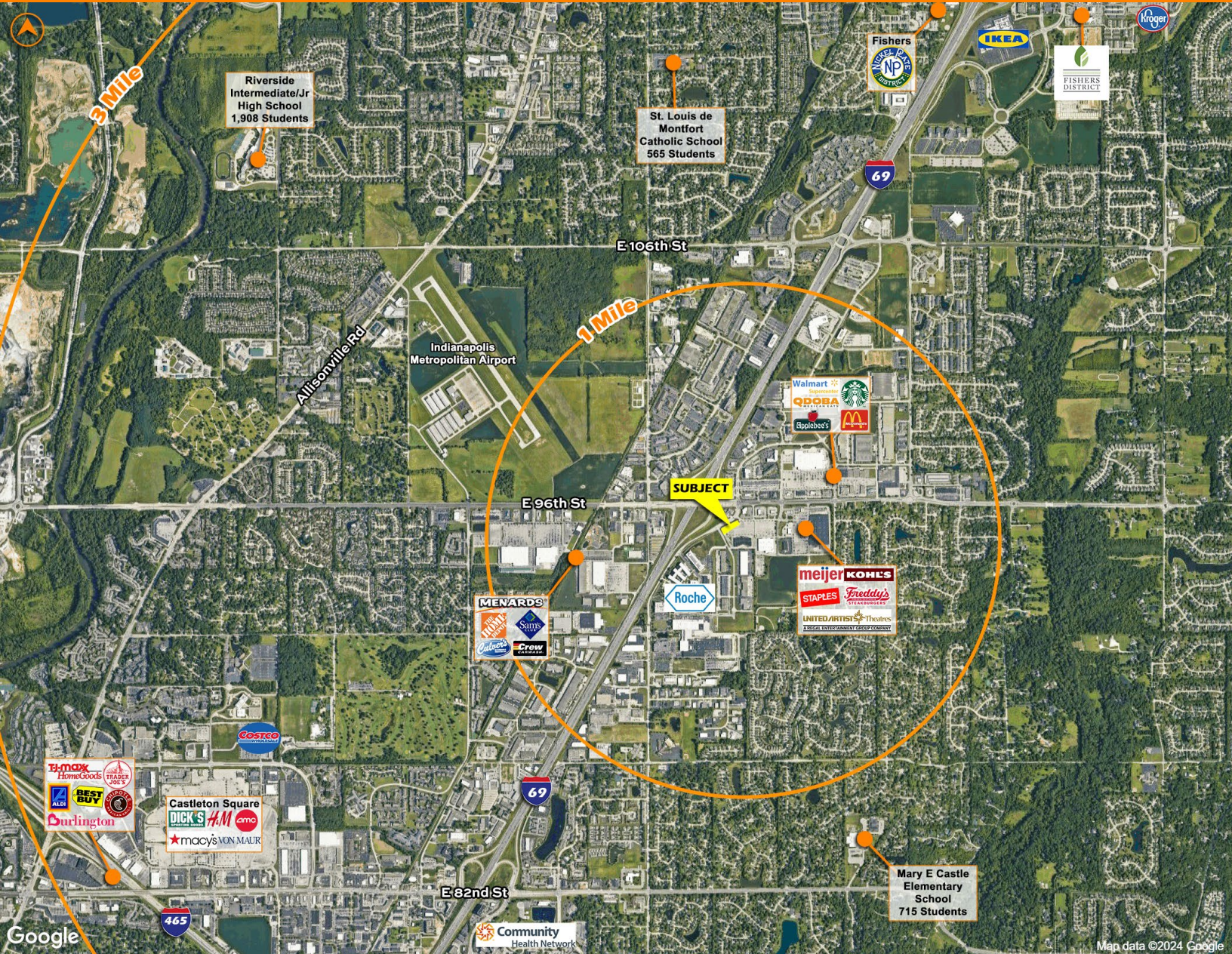
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	1 Mile	3 Mile	5 Mile
DEMOGRAPHICS Est. Population	3,863	61,363	160,653
Est. Average HH Income	\$115,979	\$124,995	\$148,683
Est. Households	1,784	27,562	66,760
Daytime Population	14,805	53,389	112,267

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Visits

- 619.7K - 1.4M
- 162.4K - 360.6K
- 113.5K - 252.1K

Total Annual Visits
895.6K - 2,012,700

(Source: Placer.ai)

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