



OFFERING SUMMARY

Sale Price:	\$365,000
Lot Size:	0.42 Acres
Price / Acre:	\$869,048

PROPERTY OVERVIEW

This build-ready site provides ample opportunity for a developer or creative user to capitalize on the popularity of the State Fairgrounds, Farmers Coliseum, Monon Trail, the Children's Museum and the surrounding neighborhoods while being just a short drive from both Broad Ripple & Downtown Indy.

PROPERTY HIGHLIGHTS

- .42 Acres of commercially zoned land
- Just under 12,000 Vehicles Per Day
- 10 minutes from both Downtown Indianapolis & Broad Ripple
- On the Red Line
- 4 blocks from State Fairgrounds
- 2 blocks from access to the Monon Trail
- 1.5 miles from the Children's Museum



Rob Coombes
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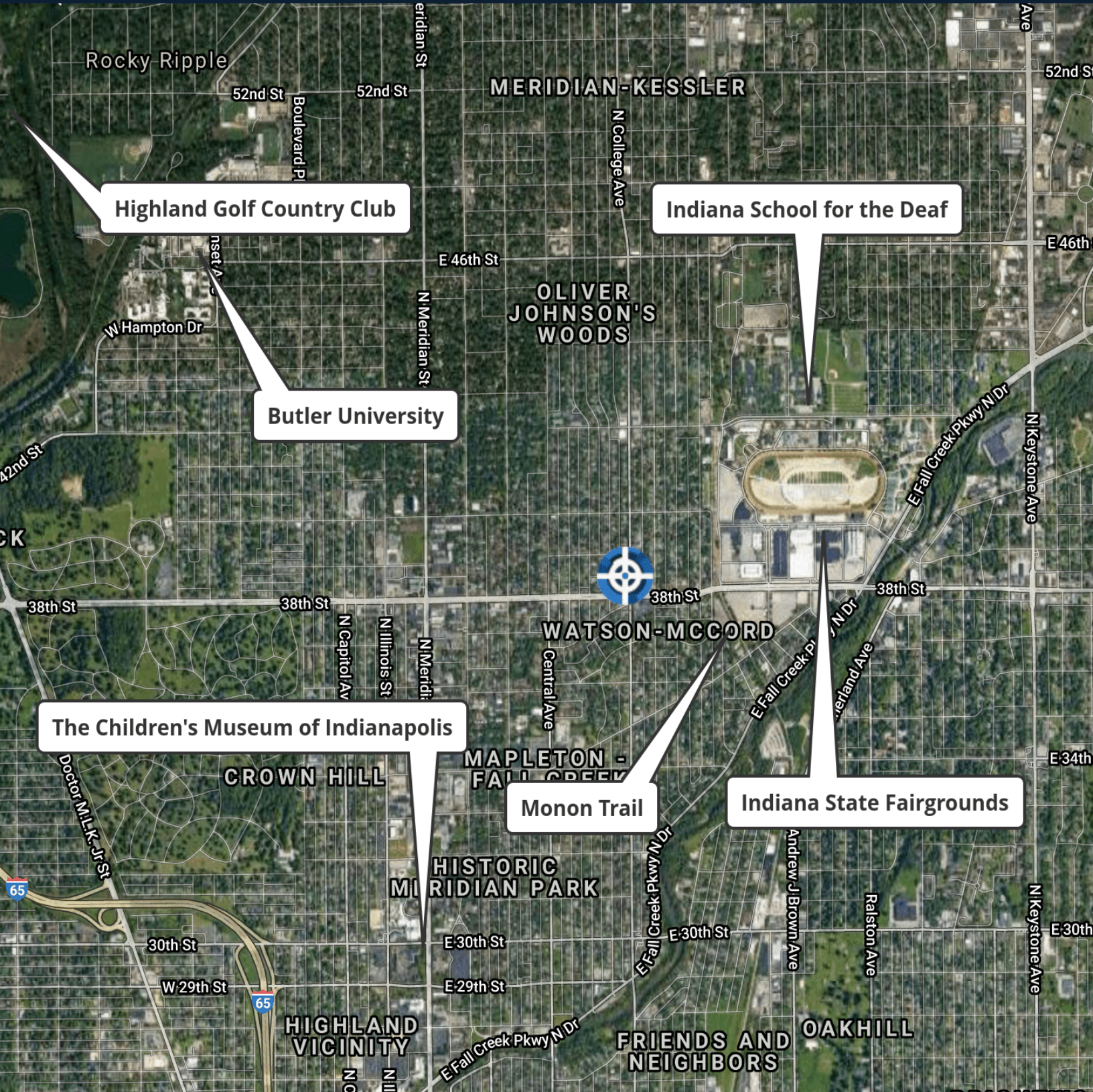
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Highland Golf Country Club

Indiana School for the Deaf

Butler University

The Children's Museum of Indianapolis

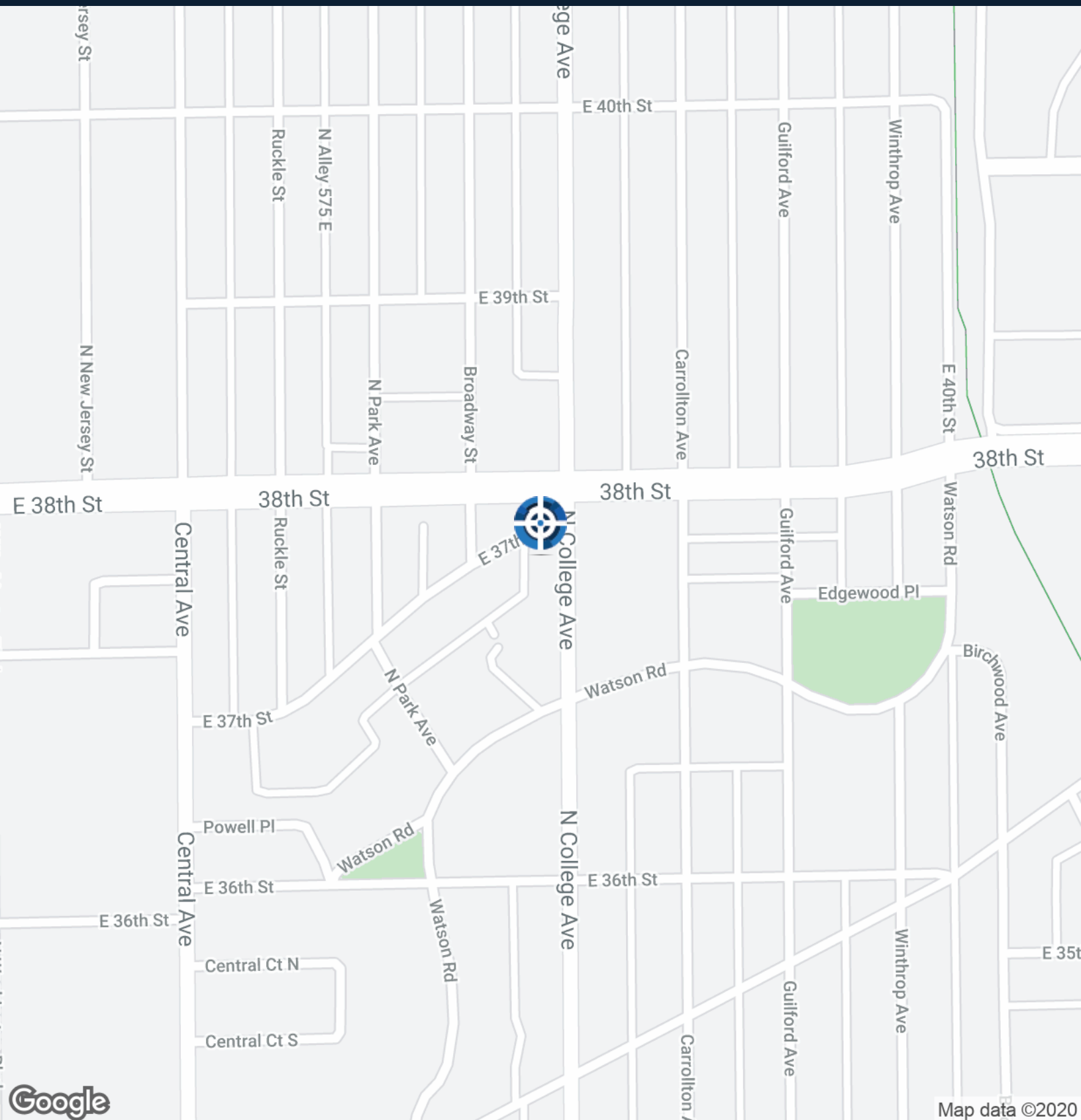
Monon Trail

Indiana State Fairgrounds



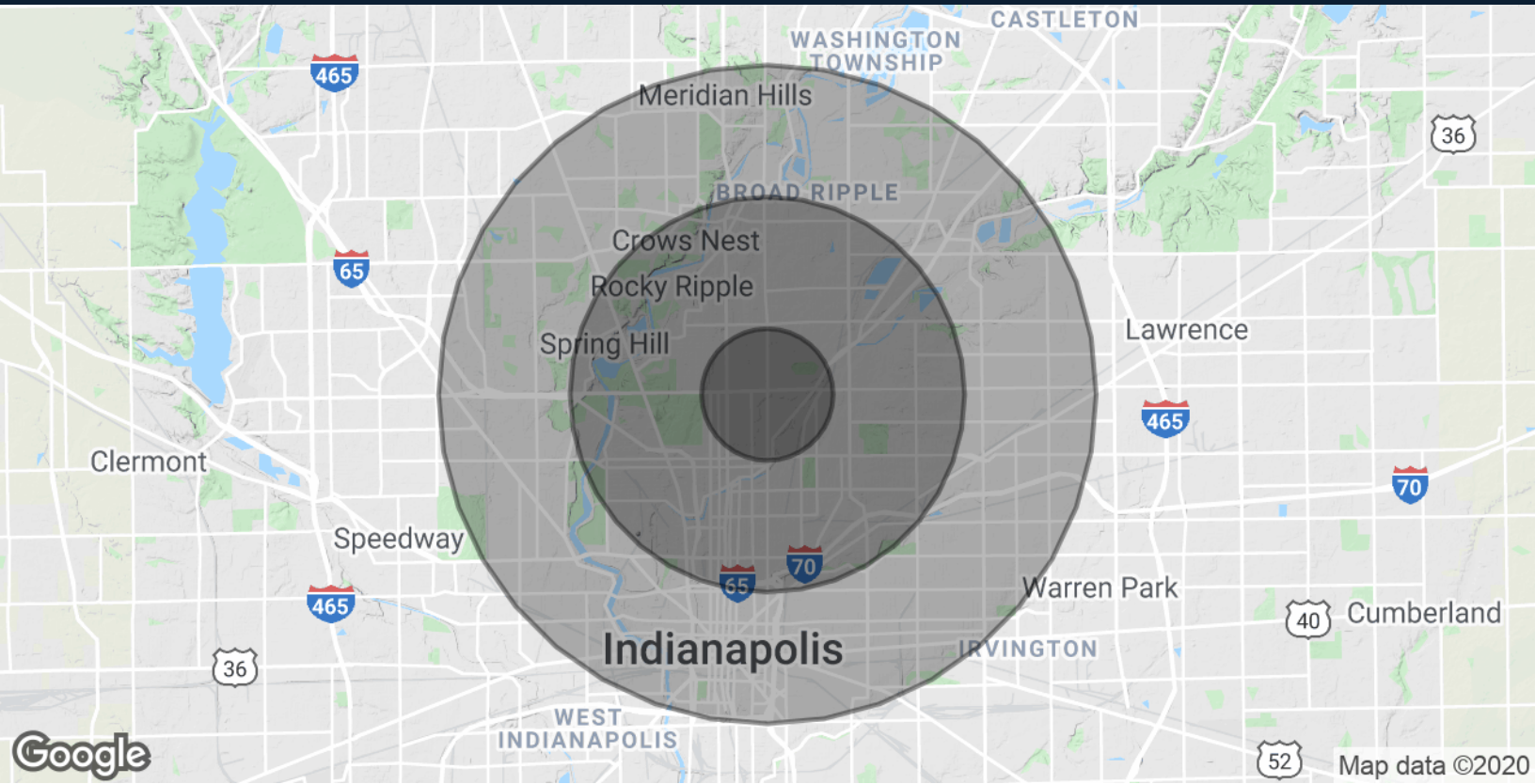
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,661	105,509	249,372
Average age	36.2	33.5	34.4
Average age (Male)	34.6	31.6	32.9
Average age (Female)	37.5	35.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,552	44,912	103,870
# of persons per HH	2.4	2.3	2.4
Average HH income	\$49,429	\$55,221	\$55,696
Average house value	\$184,973	\$176,900	\$159,704

* Demographic data derived from 2010 US Census

