

SR 37 (I-69) @ SOUTHPORT

2201 W Southport Road Indianapolis, IN 46217



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

+/- 20 acres available for lease or build-to-suit.

PROPERTY HIGHLIGHTS

- For Lease or Build-to-Suit
- 1 - 20 Acres of Available Land with Prime Visibility to US-37/I-69 and Southport Rd
- Located at Southwest Corner of the First US-37/I-69 Exit Heading South of Indianapolis
- Direct Visibility to Over 49,000 Cars Per Day
- Interchange Under Construction with Southbound Exit Being Completed in 2022 and Entire Interchange Completed in 2024
- Southport Road Extension West to SR 67 at Ameriplex Parkway Planned by Indianapolis/Marion County Thoroughfare Plan
- Additional Commercial Sites Available to the South at County Line Road Exit

DEMOGRAPHICS

	1 MILE	3 MILES
Total Population	11,145	47,040
Average HH Income	\$76,584	\$84,792
Businesses	131	1,173
Employees	1,484	12,167

TRAFFIC COUNTS

SR 37 / I-69	35,852
Southport Road	13,428



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

PATRICK BOYLE

Direct: 317.597.1718
Cell: 317.679.6322
pjboyle@midlandatlantic.us

SHAWN HEFFERN

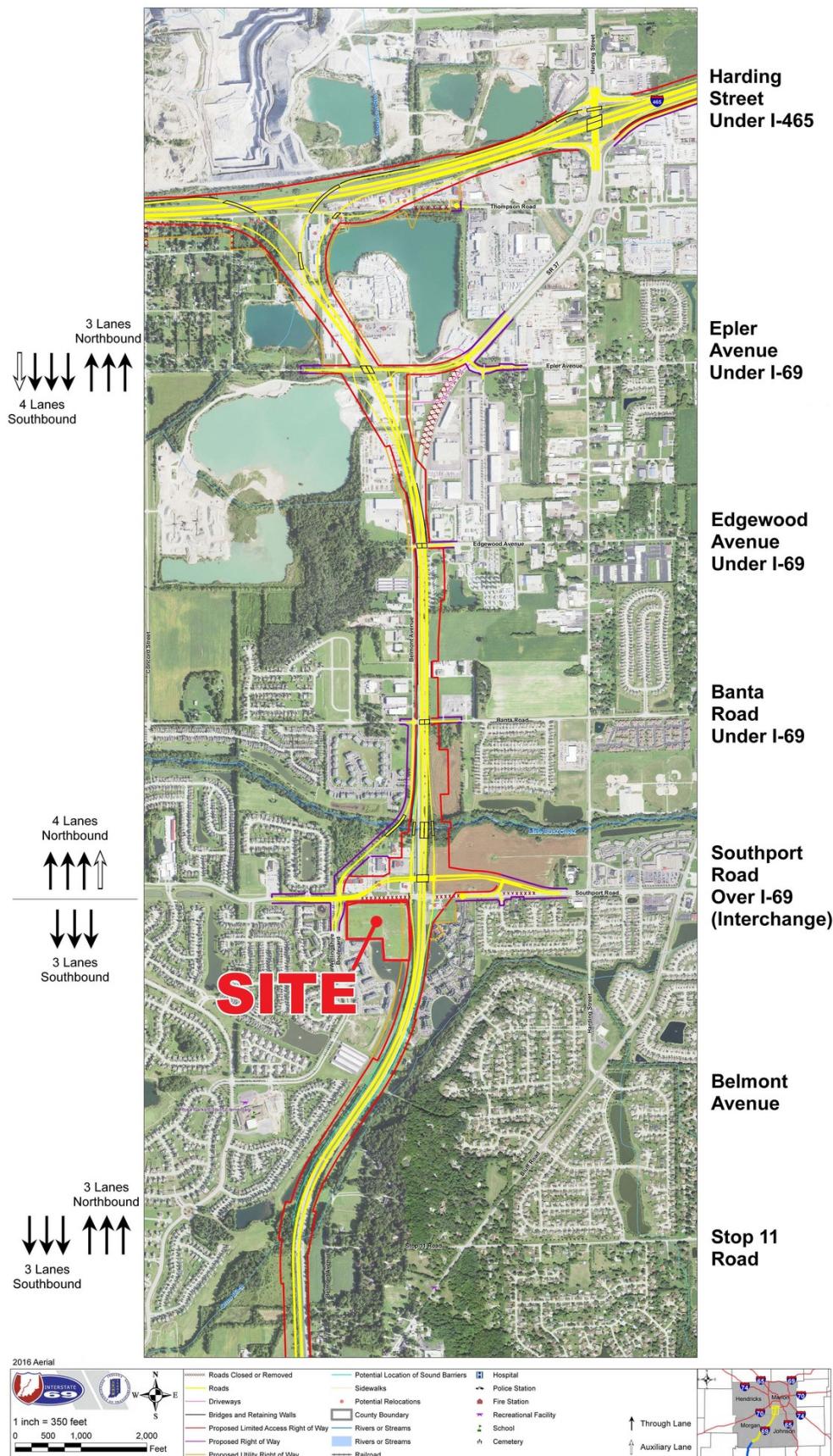
Direct: 317.597.1715
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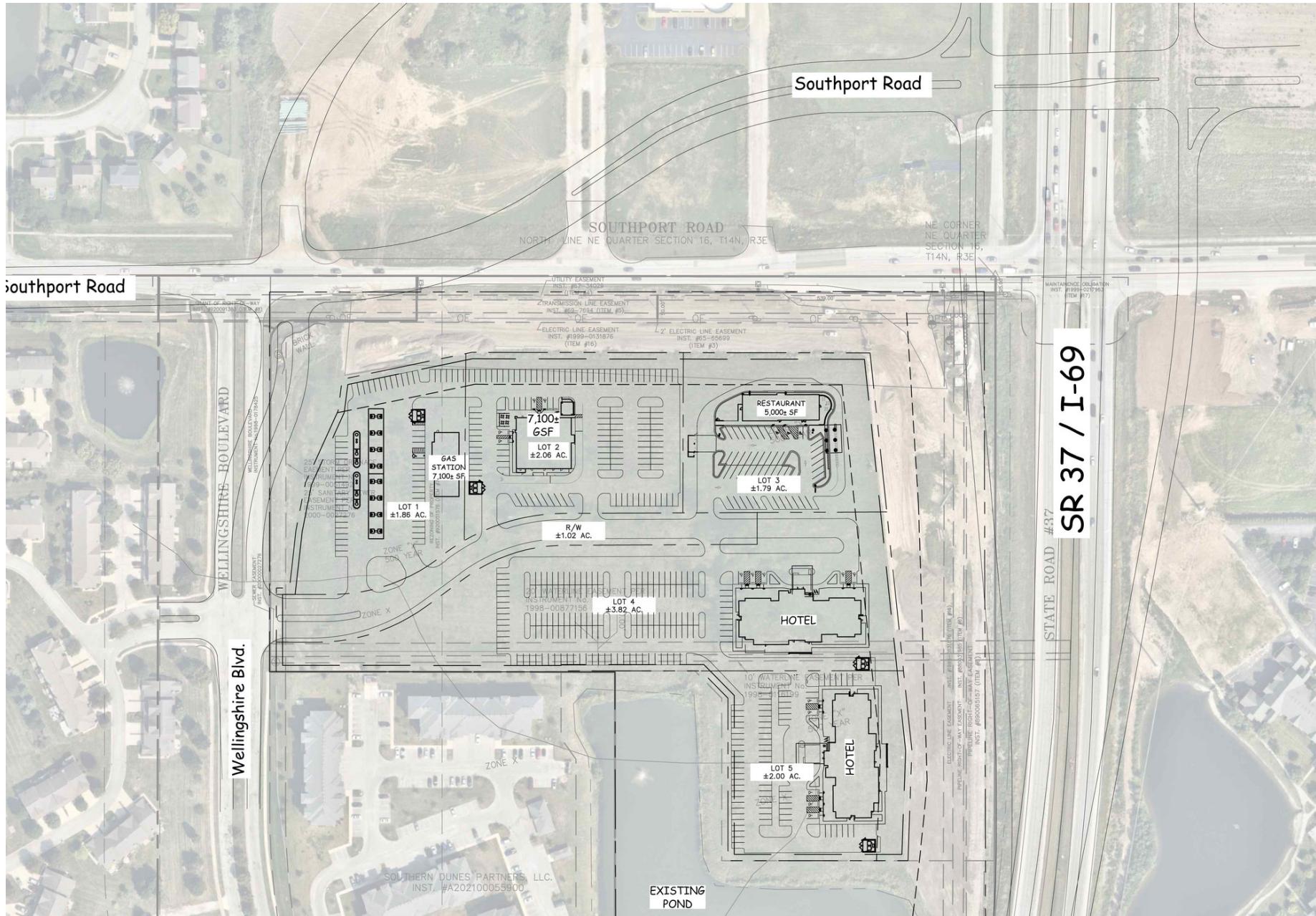


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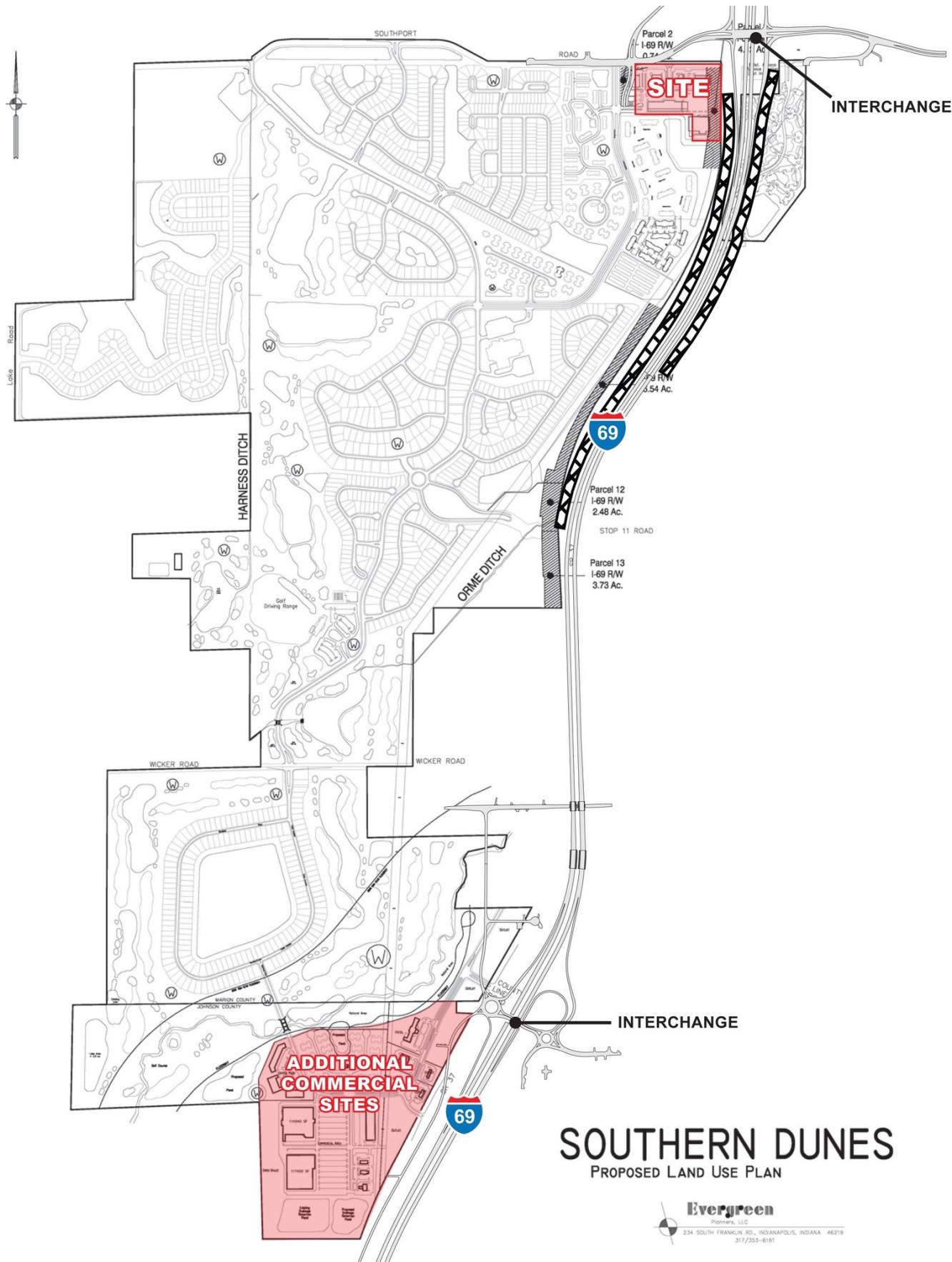


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SOUTHERN DUNES
PROPOSED LAND USE PLAN

Evergreen
Pioneers, LLC
234 SOUTH FRANKLIN RD., INDIANAPOLIS, INDIANA 46219
317/353-6161

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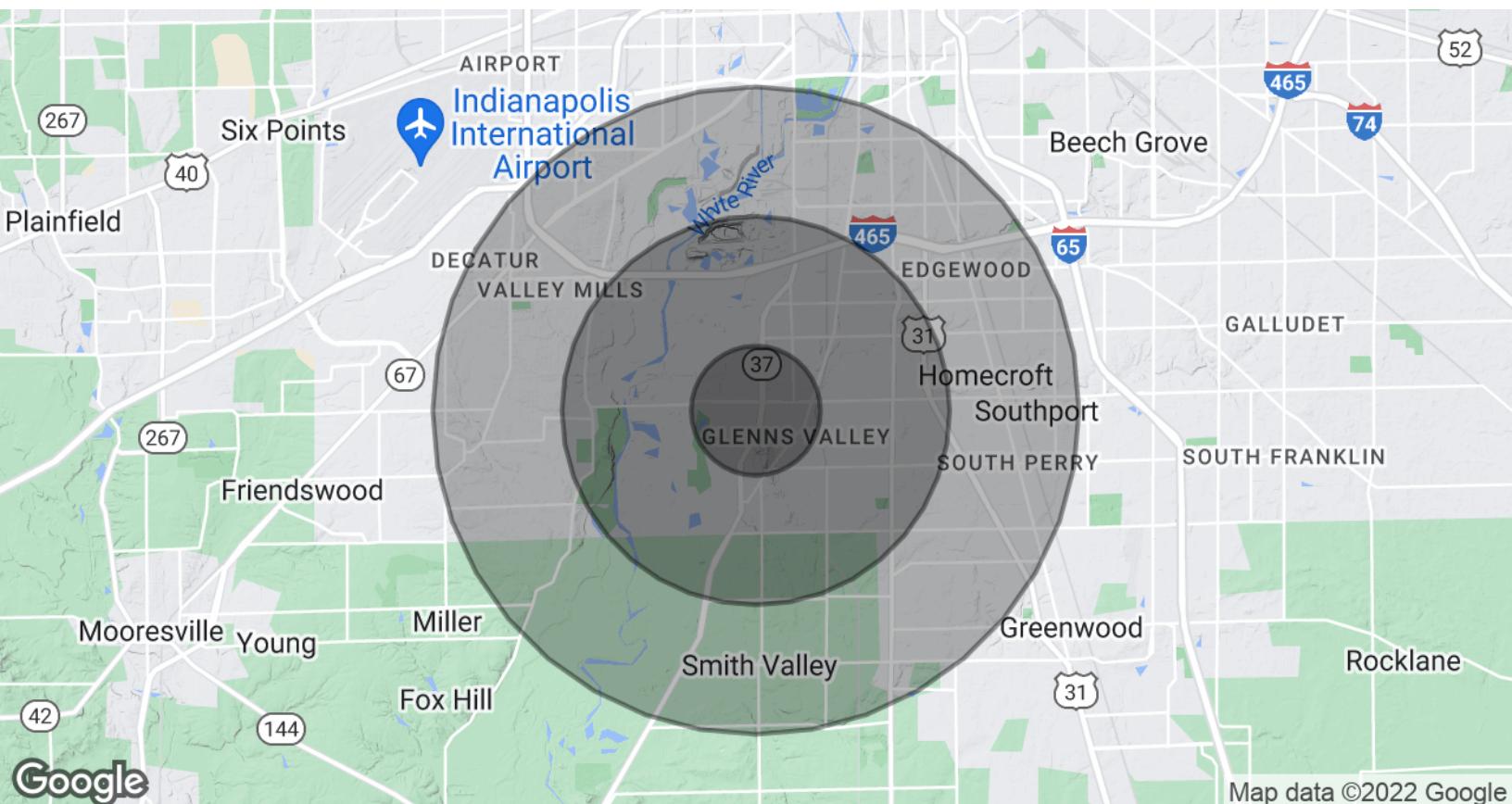


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	11,145	47,040	154,063
Projected Annual Growth (2021-2026)	0.8%	0.8%	0.9%
Total Households	4,295	18,539	59,270
Median Home Value	\$156,214	\$168,056	\$160,016

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$76,584	\$84,792	\$71,939
Daytime Population (16+ years)	4,501	25,320	92,666
Total Businesses	131	1,173	4,624
Total Employees	1,484	12,167	47,793

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.