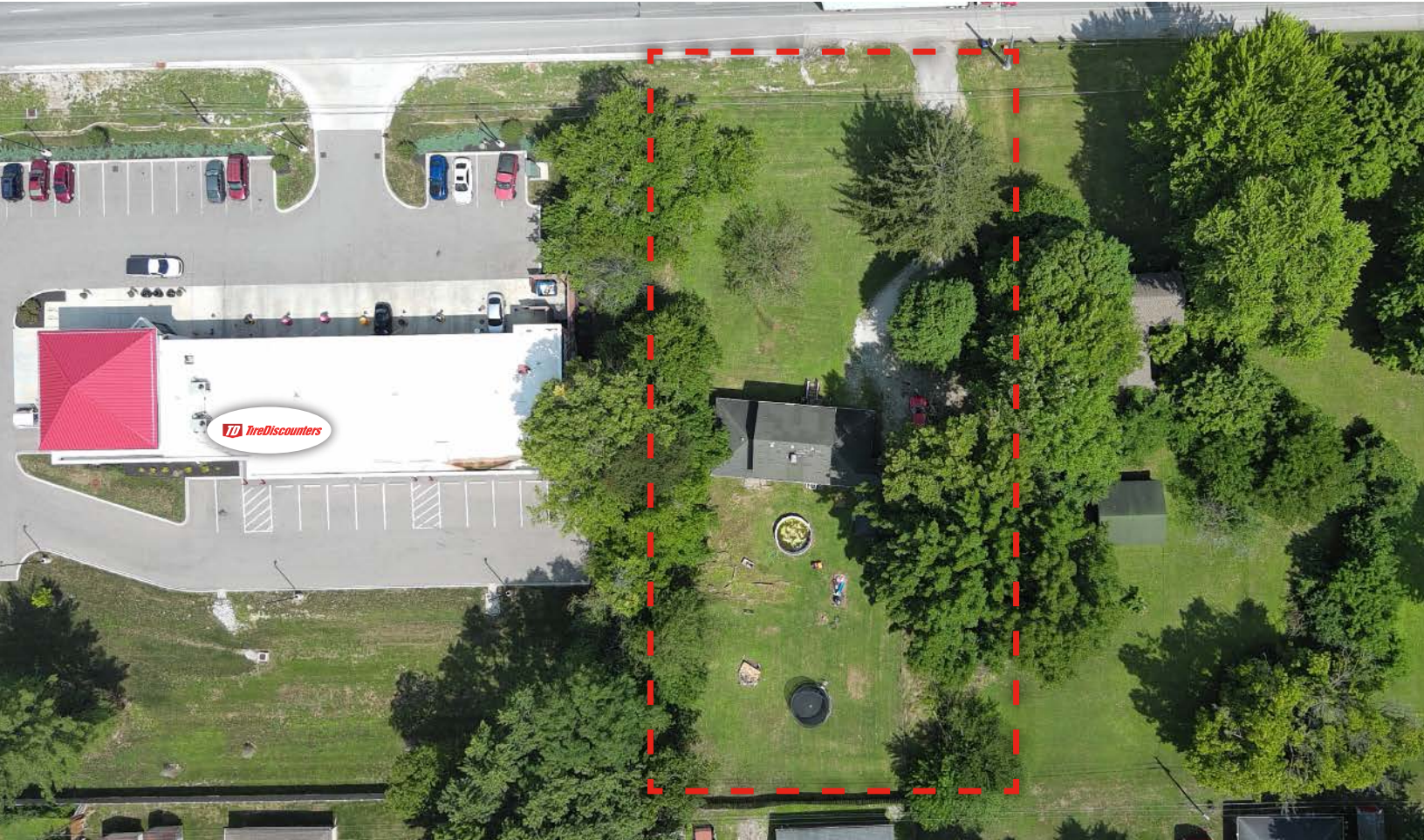




# 9057 Rockville Rd. Indianapolis, IN 46234



## PROPERTY HIGHLIGHTS

Available for land lease or for sale. Situated along Rockville Road (US 36) just east of Raceway Road. Excellent retailer / restaurant sales history in the immediate area. 310' of frontage on US 36. Marion County development criteria.

## OFFERING SUMMARY

Pricing:	Contact Broker
Lot Size:	.77 Acres

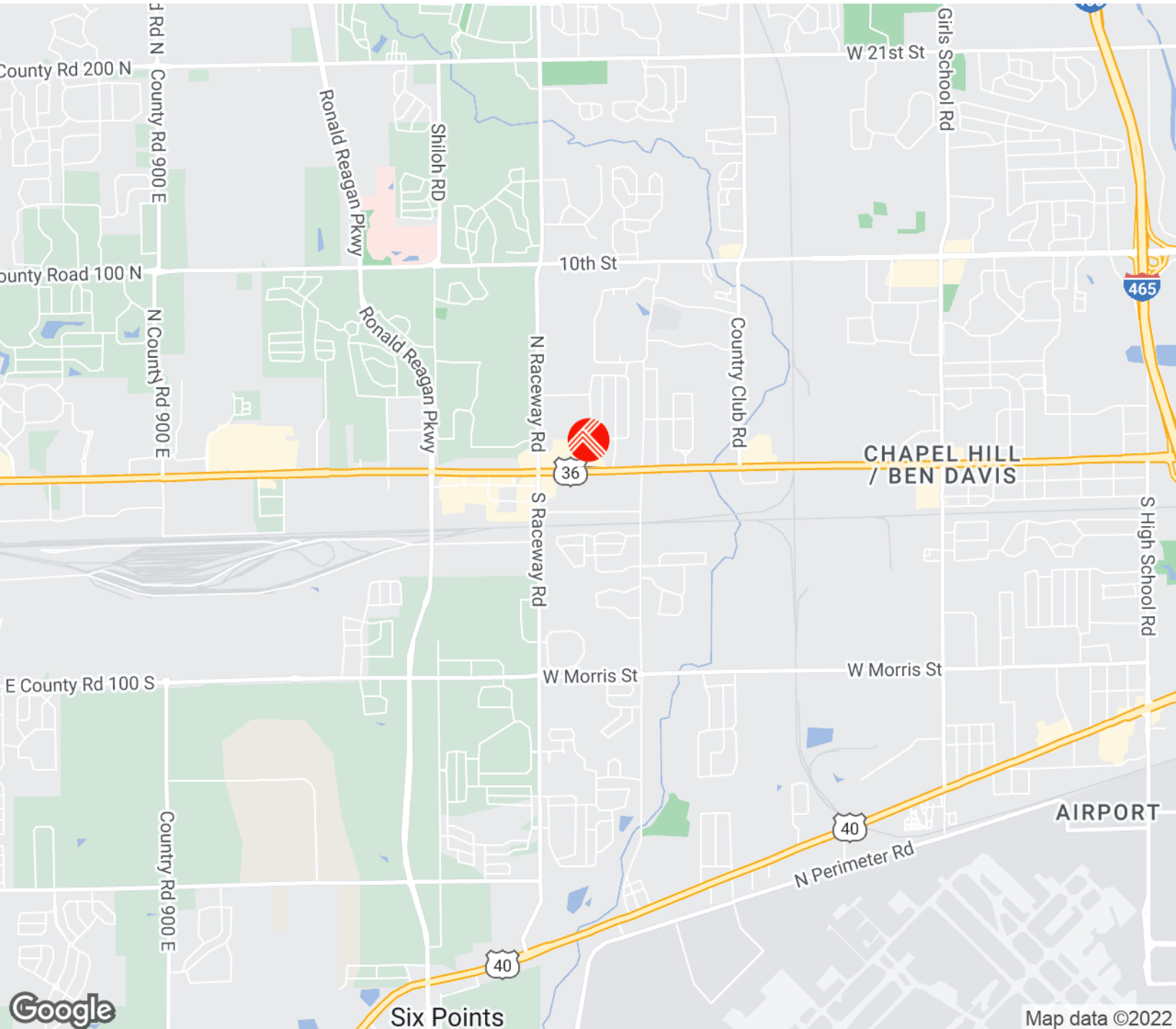
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,614	22,499	62,208
Total Population	6,643	58,114	153,332
Average HH Income	\$76,108	\$75,480	\$70,356





# 9057 Rockville Rd. Indianapolis, IN 46234

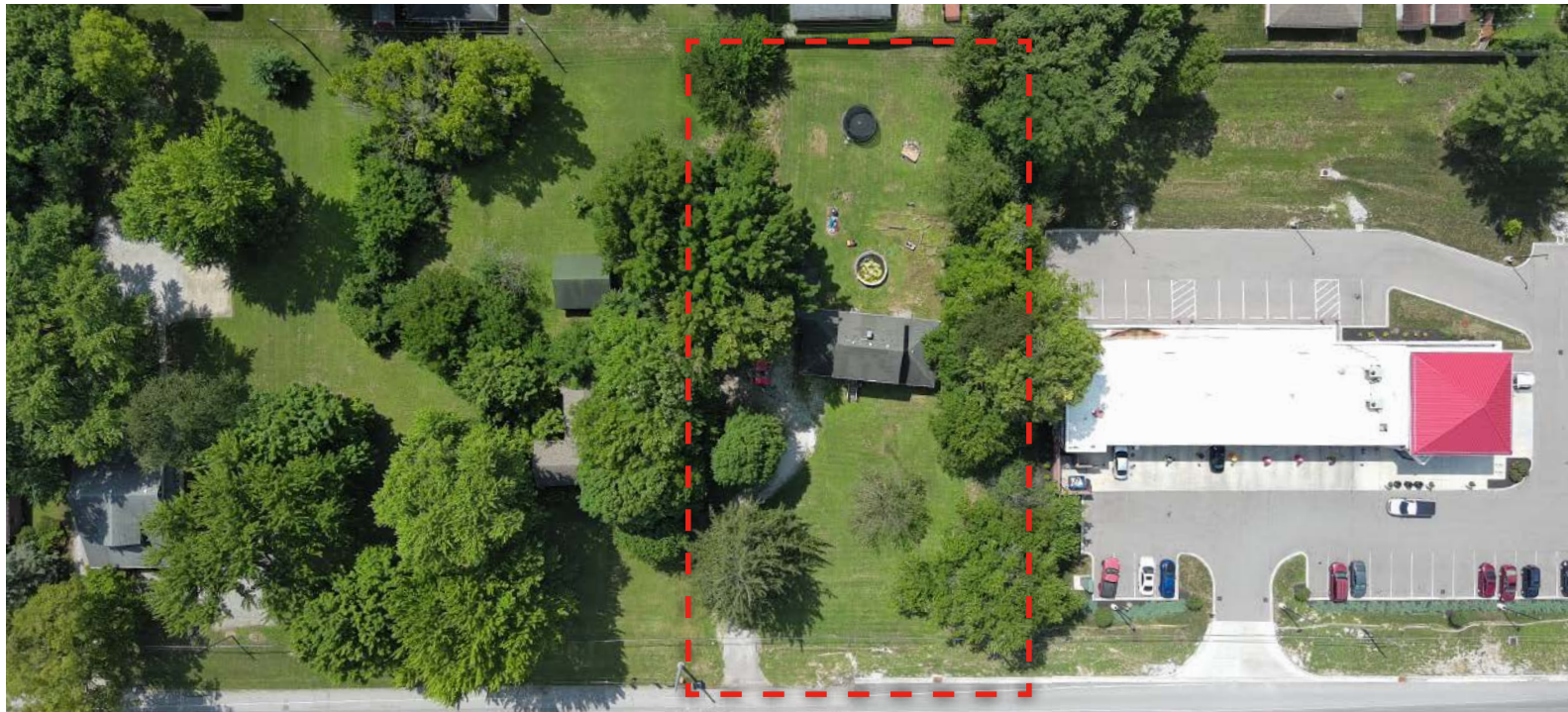
## Area Map







9057 Rockville Rd.  
Indianapolis, IN 46234







# 9057 Rockville Rd. Indianapolis, IN 46234



North Facing View



Signal in Place



West Facing View - Zoomed In



West Facing View



Site

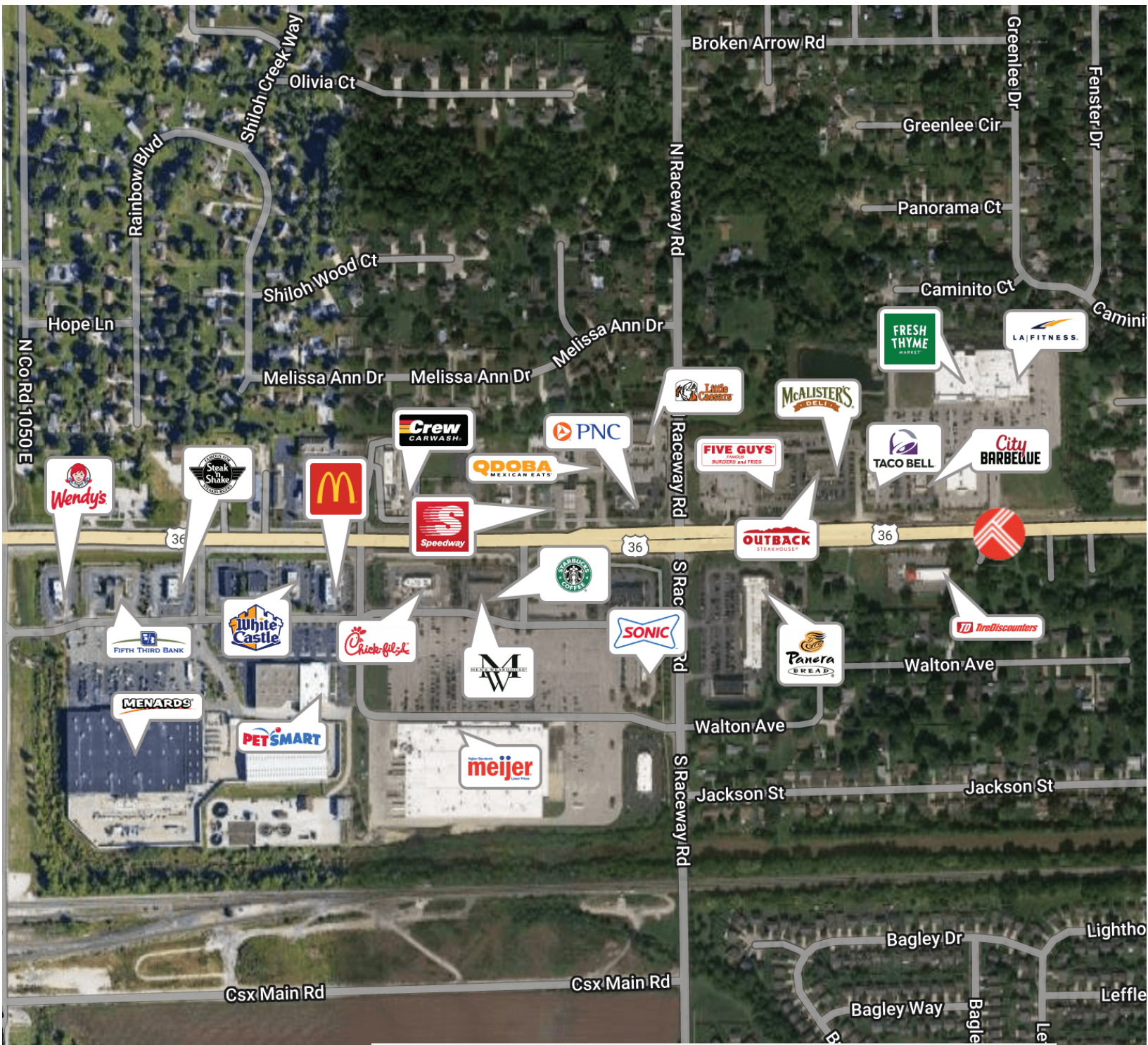






# 9057 Rockville Rd. Indianapolis, IN 46234

## Surrounding Businesses

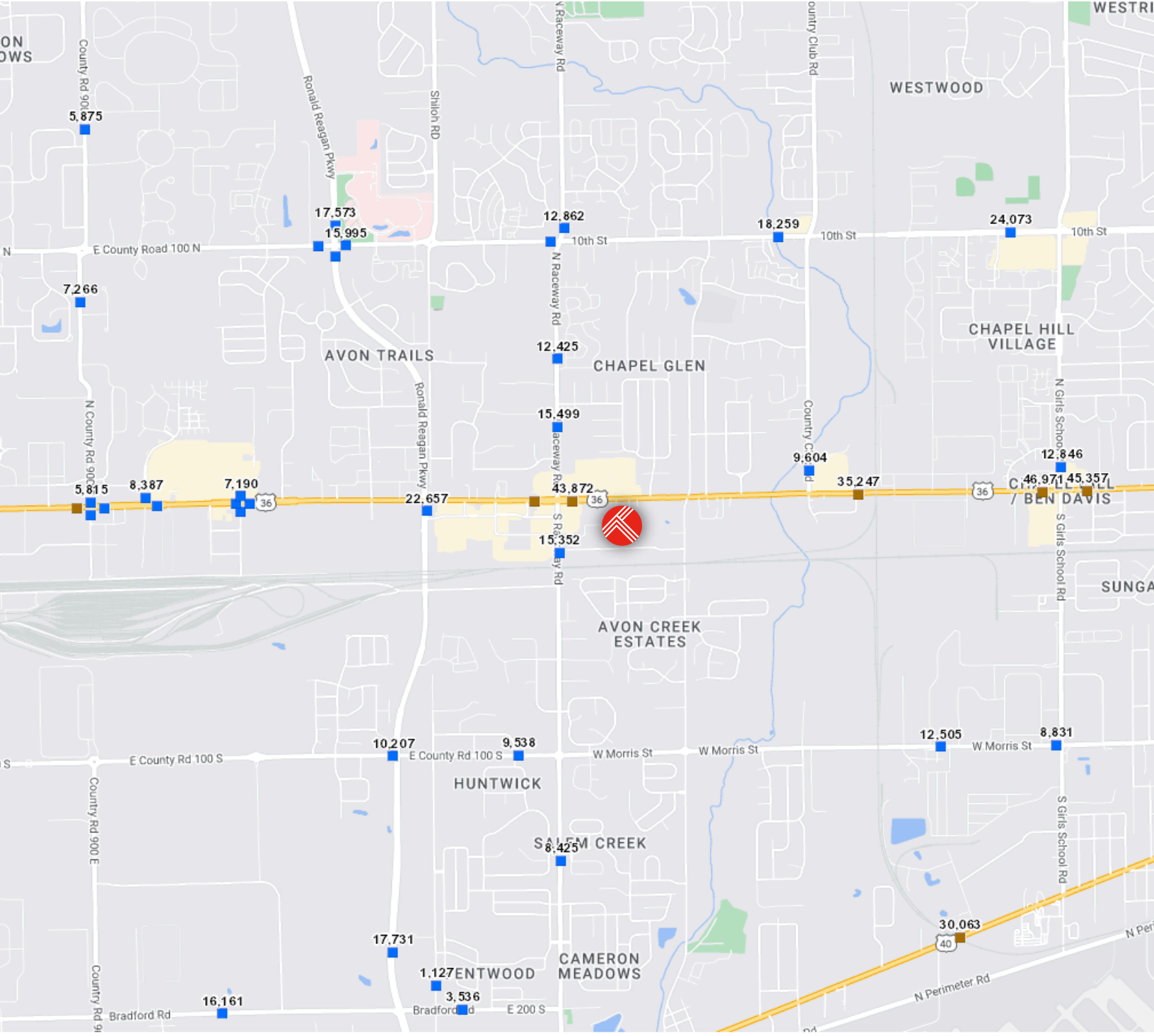






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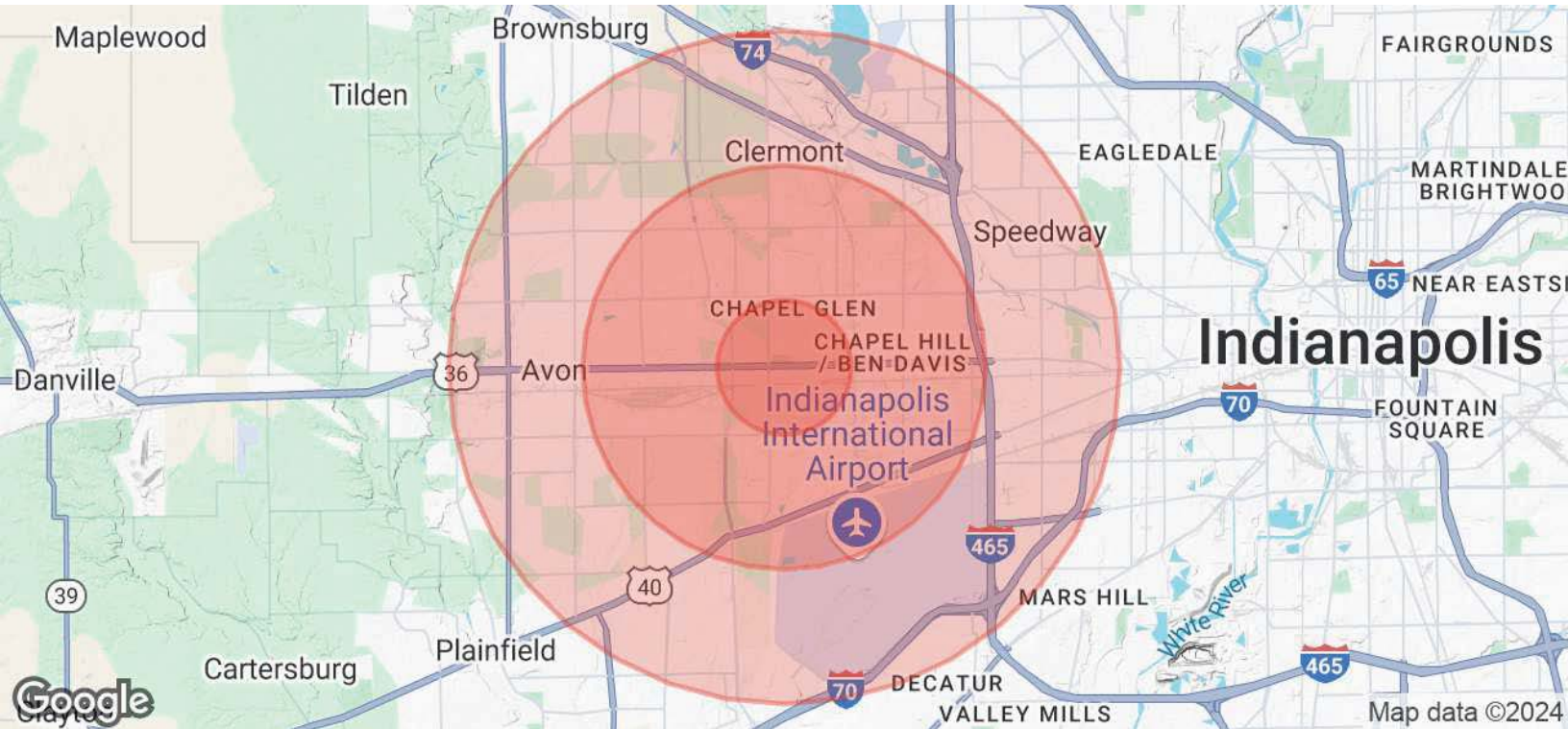
## Traffic Counts





9057 Rockville Rd.  
Indianapolis, IN 46234

Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,982	67,421	163,469
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,549	25,146	63,249
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$103,732	\$95,092	\$94,059
Average House Value	\$224,652	\$219,090	\$221,559

Demographics data derived from AlphaMap

