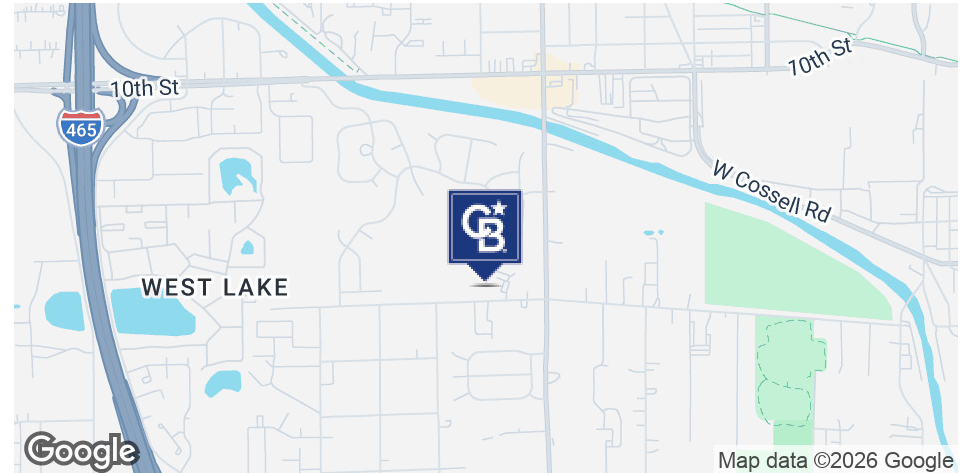


FOR SALE

5360 W VERMONT ST

Indianapolis, IN 46224



OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	2.55 Acres
Price / Acre:	\$38,824
Zoning:	C4 / D-611
Parcel Number:	49-12-01-116-006.000-900

PROPERTY OVERVIEW

2.55 acres zoned C4 / D-611, situated close to I-465, Downtown Indianapolis, and Indianapolis International Airport. Surrounded by commercial and residential properties, this site is ideal for owner-users, developers, or investors seeking a flexible location with convenient access to major highways and close proximity to Indianapolis' most high traffic areas.

PROPERTY HIGHLIGHTS

- 2.55 Acres
- Zoned C4 / D-611
- Close proximity to Downtown Indianapolis and Indianapolis International Airport
- Easy access to I-465

Jacob Wagner
(317) 448-8852



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

PROPERTY DESCRIPTION

5360 W VERMONT ST

Indianapolis, IN 46224



PROPERTY DESCRIPTION

2.55 acres zoned C4 / D-6II, situated close to I-465, Downtown Indianapolis, and Indianapolis International Airport. Surrounded by commercial and residential properties, this site is ideal for owner-users, developers, or investors seeking a flexible location with convenient access to major highways and close proximity to Indianapolis' most high traffic areas. Flexible zoning supports a diverse mix of uses, including retail, multifamily, professional offices, personal services, financial institutions, durable goods, and entertainment or recreational facilities.

LOCATION DESCRIPTION

Property situated in Southwest Indianapolis, minutes away from I-465 and close to Indianapolis International Airport/ Downtown Indianapolis. Surrounding areas blend a mixture of light commercial and some residential, including a mobile home park.

SITE DESCRIPTION

2.55-acre vacant parcel with mature trees, ideal for future development

Jacob Wagner

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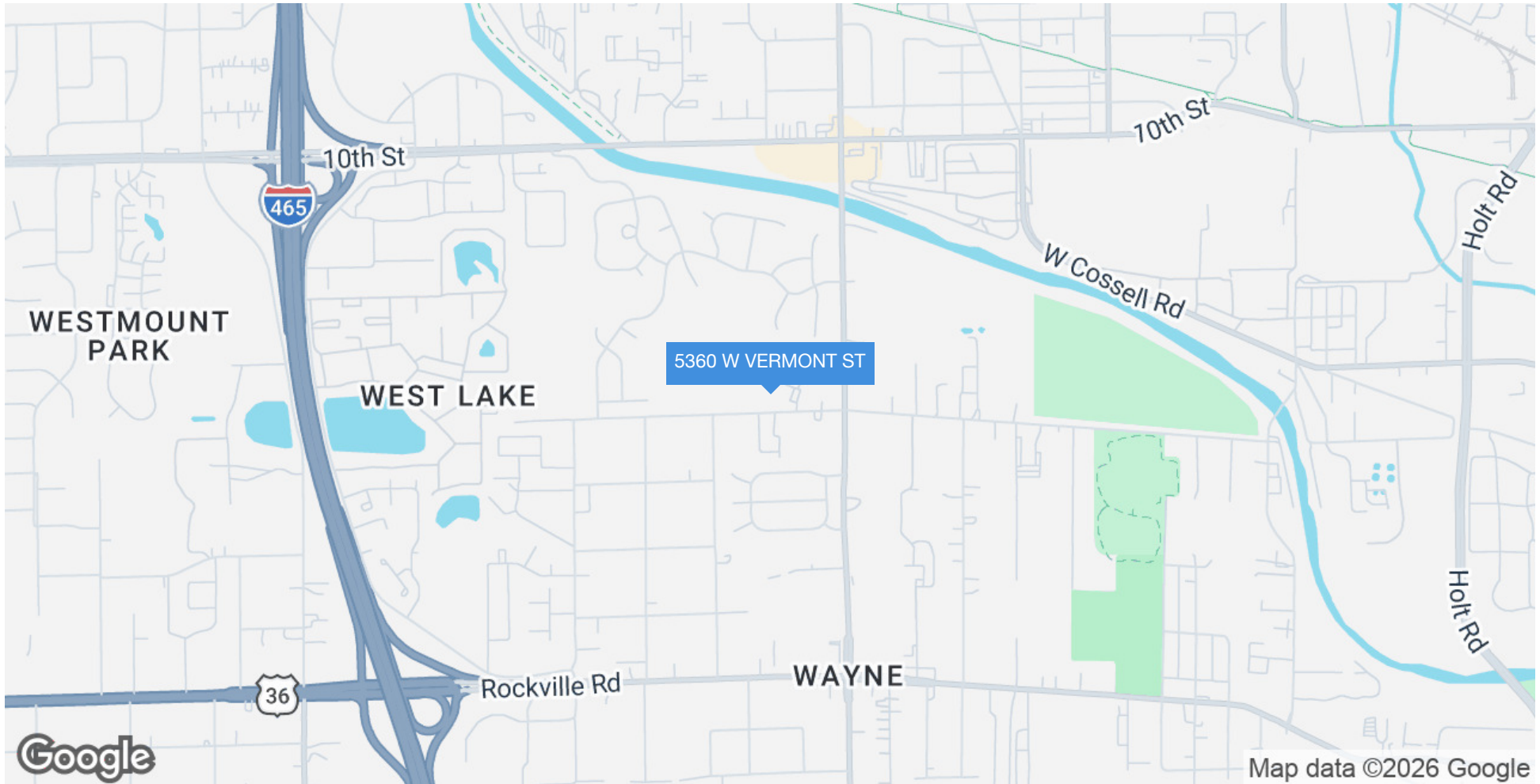


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REGIONAL MAP

5360 W VERMONT ST

Indianapolis, IN 46224



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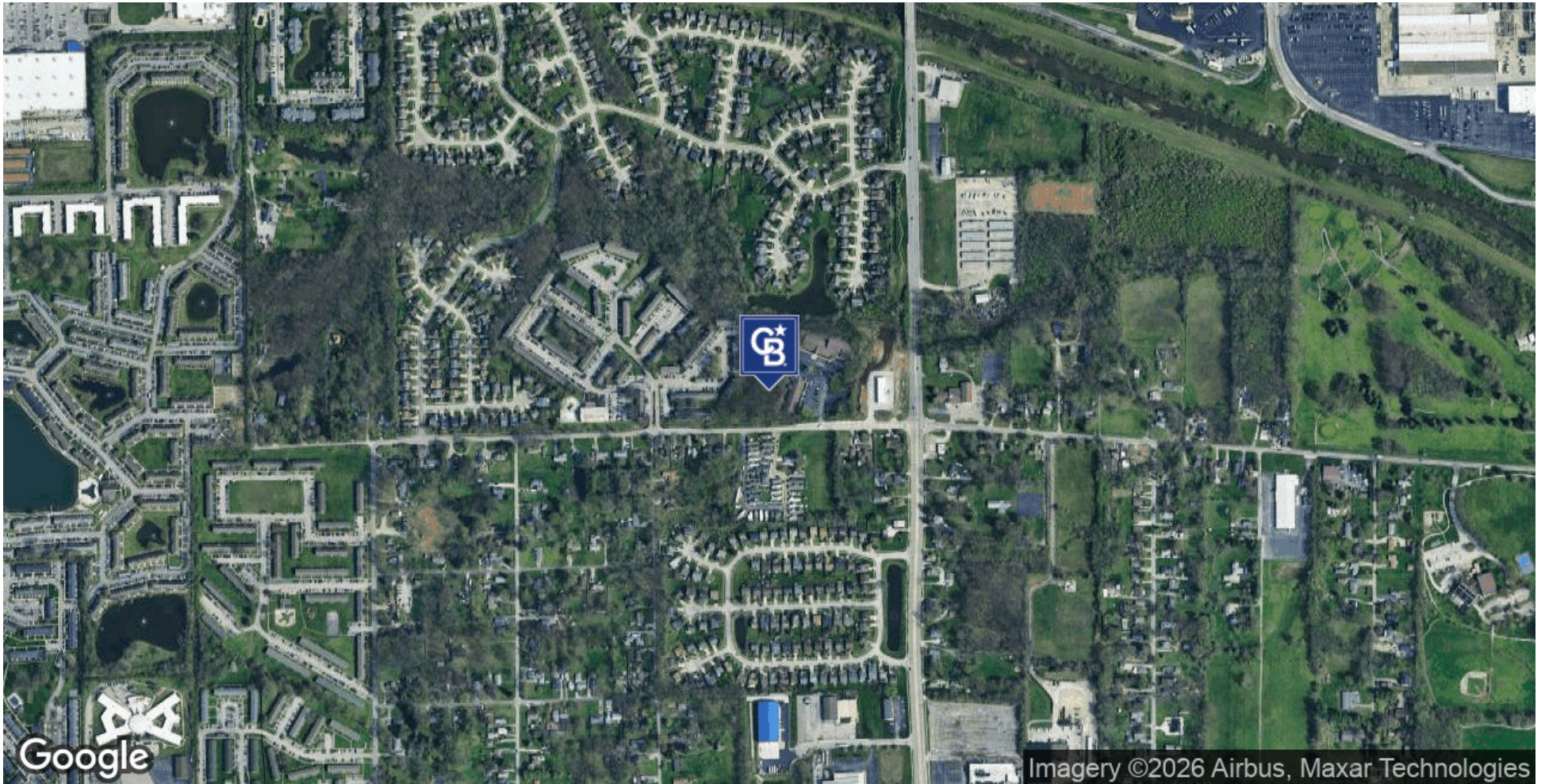


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AERIAL MAP

5360 W VERMONT ST

Indianapolis, IN 46224



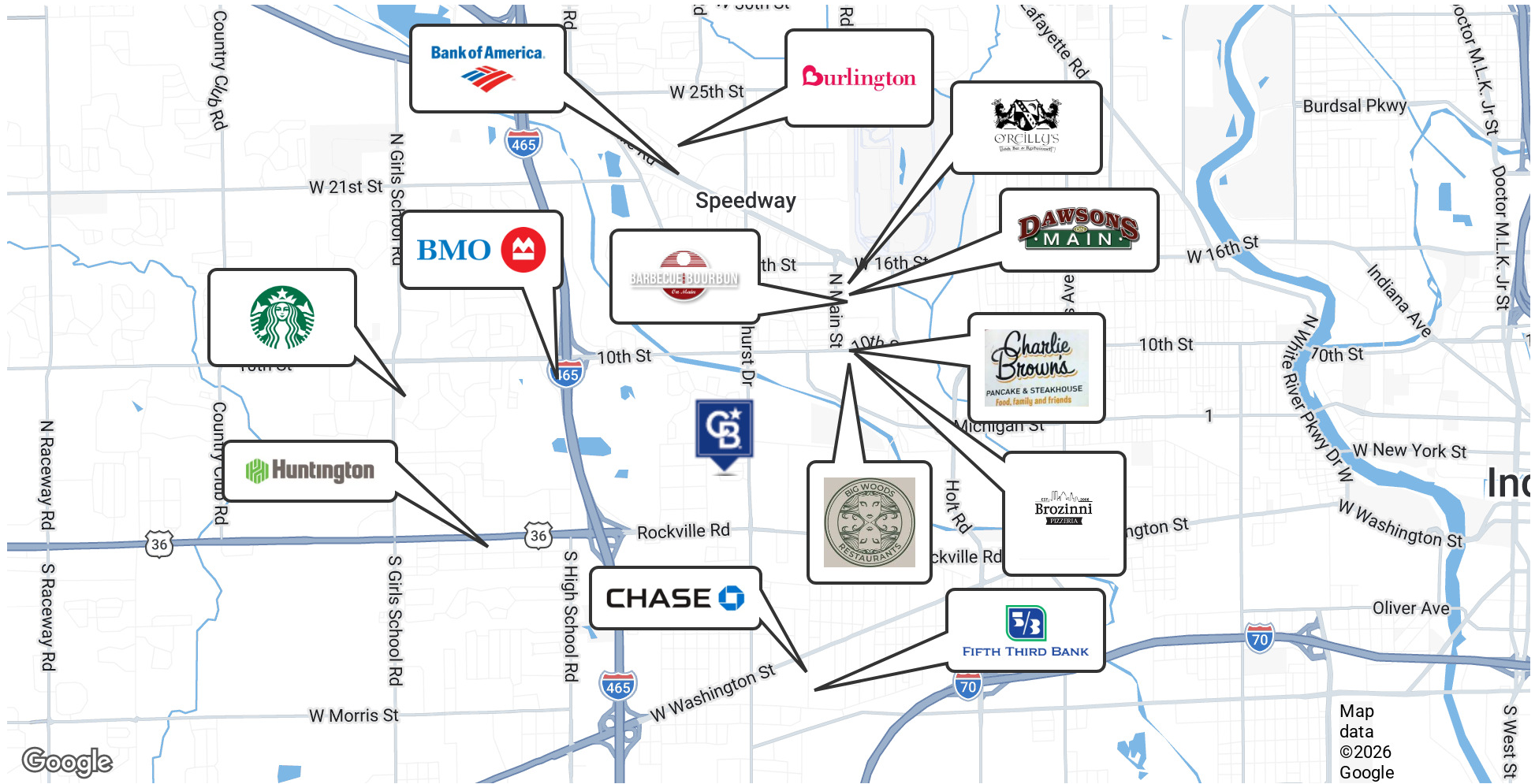
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RETAILER MAP

5360 W VERMONT ST

Indianapolis, IN 46224



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DEMOGRAPHICS

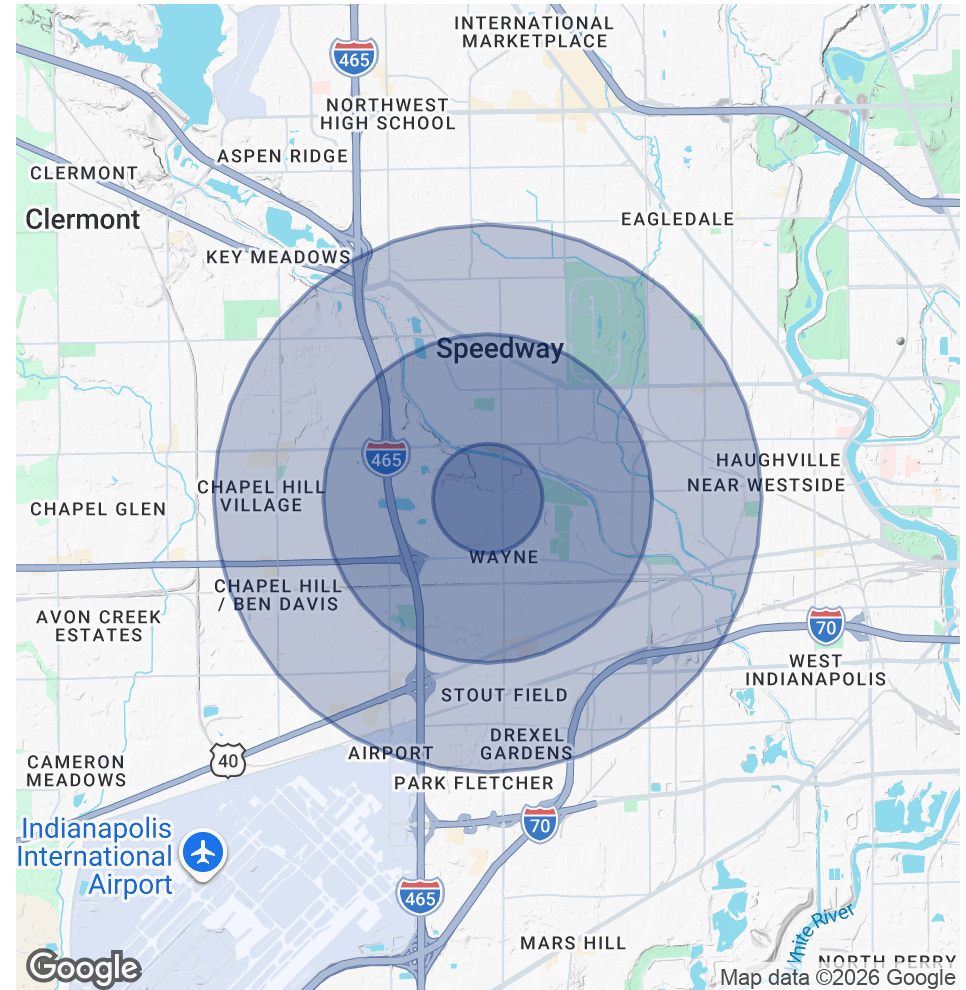
5360 W VERMONT ST

Indianapolis, IN 46224

POPULATION	0.5 MILES	1.5 MILES	2.5 MILES
Total Population	2,196	27,560	65,829
Average Age	35.4	35.4	34
Average Age (Male)	35.5	36.4	34.2
Average Age (Female)	37	34.6	34.1

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	2.5 MILES
Total Households	956	10,843	25,234
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$75,766	\$66,094	\$66,612
Average House Value	\$180,672	\$160,730	\$158,018

2023 American Community Survey (ACS)



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