

## LAND FOR SALE

# 3509 W 10TH ST

Indianapolis, IN 46222



### PROPERTY DESCRIPTION

This nearly 3 acre industrial site includes 3 parcels with heavy industrial zoning! Located near the intersection of 10th and Tibbs, the property allows for convenient access to I-465 and I-70. I-2 zoning allows for auctioneering services, commercial contractors, heavy equipment sales & service, truck parking, and more!

### OFFERING SUMMARY

Sale Price:	\$600,000
Zoning	I-2
Lot Size:	2.74 Acres
Annual Taxes:	\$1,799.54

### PROPERTY HIGHLIGHTS

- I-2 Zoning
- 2.74 acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,220	36,738	104,443
Total Population	14,039	93,427	251,064
Average HH Income	\$52,213	\$63,506	\$75,732

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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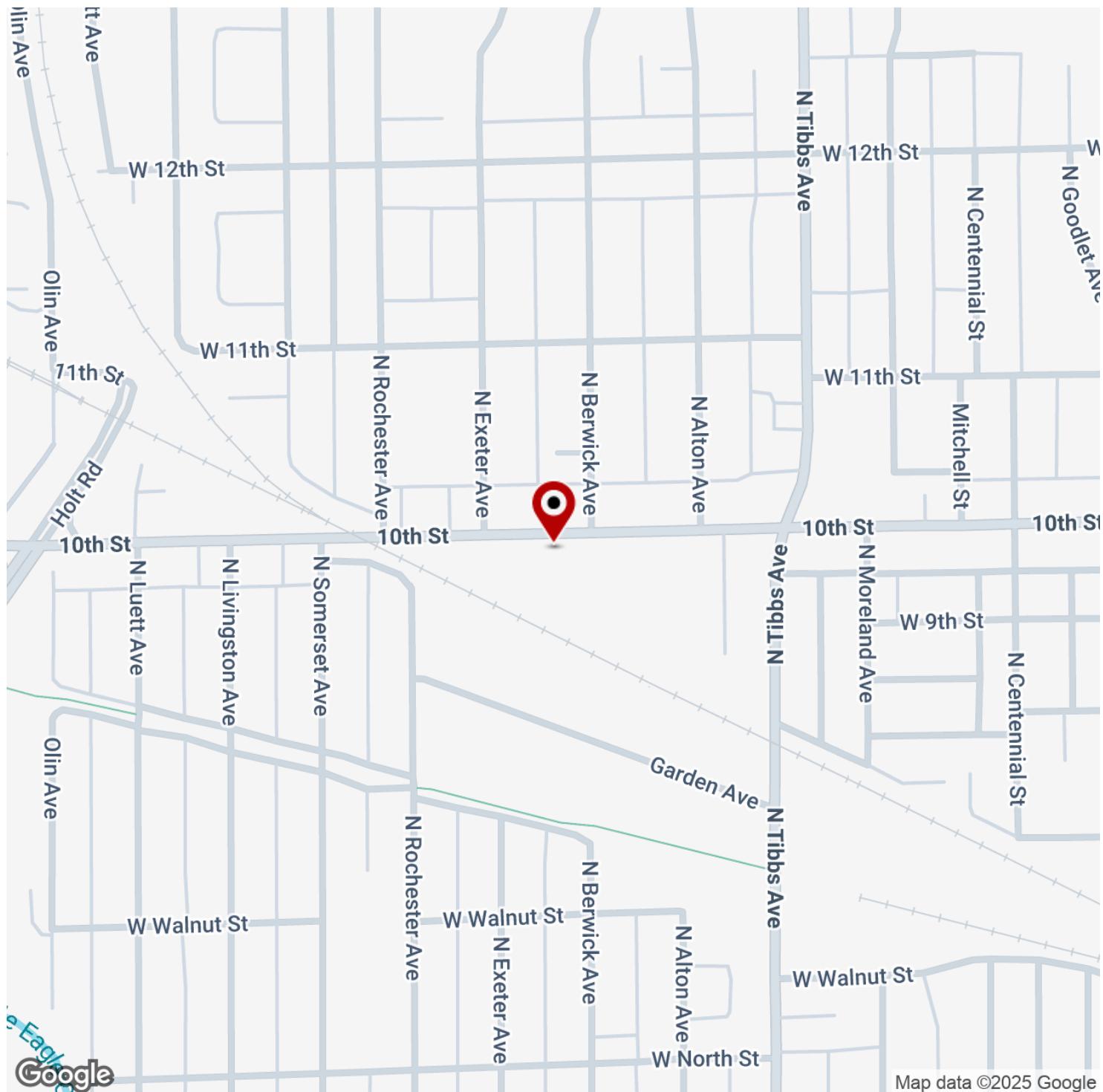


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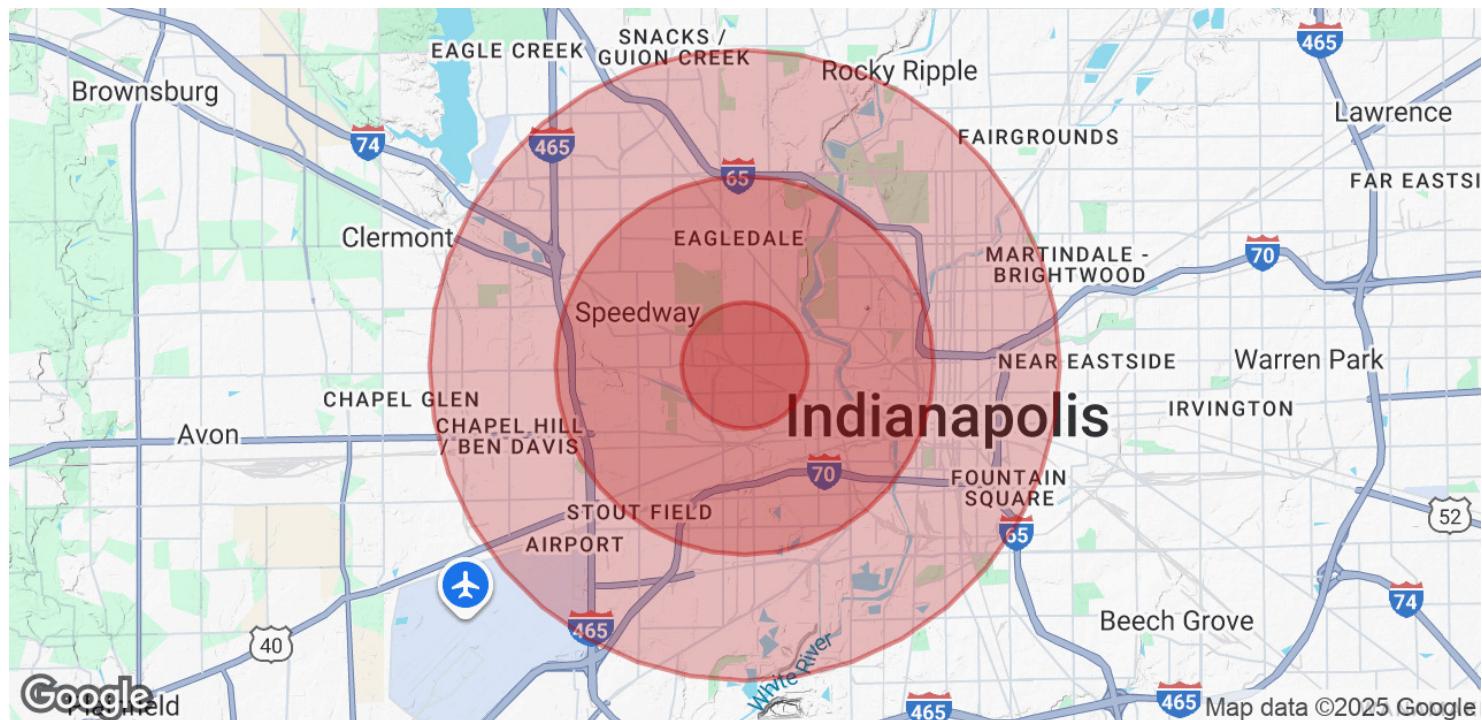


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,039	93,427	251,064
Average Age	35	35	36
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,220	36,738	104,443
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$52,213	\$63,506	\$75,732
Average House Value	\$124,010	\$202,064	\$246,933

*Demographics data derived from AlphaMap*

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