

LAND FOR SALE

9140 Harrison Park Dr - Indianapolis, IN 46216



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Two parcels of land for sale in Fort Harrison, adjacent to the Major General Emmett J. Bean Federal Center, a 1.6 million square foot facility with over 5,000 employees

PROPERTY HIGHLIGHTS

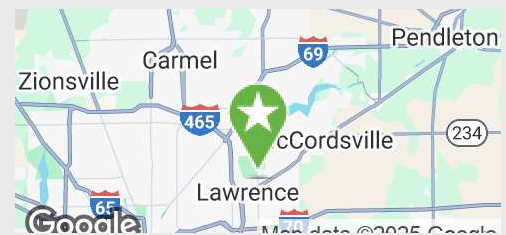
- Land For Sale: Parcel #1: 1.18 Acres; Parcel #2: 0.6 Acre
- Zoned DP (Planned Development)
- Adjacent to the Major General Emmett J. Bean Federal Center, a 1.6 Million Square Foot Facility with Over 5,000 Employees
- Located Across from Lawrence Village at the Fort, a 100-acre Mixed Use Project Encompassing Residential, Retail, Office and Entertainment Venues
- Also Nearby: Fort Harrison State Park, Ivy Tech Community College, YMCA, Indiana National Guard and Lawrence Community Park & Soccer Fields

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	80,437	188,283
Average HH Income	\$77,947	\$93,418
Businesses	3,608	9,688
Employees	28,342	85,108

TRAFFIC COUNTS

56th Street	27,826
Post Road	13,699



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
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Indianapolis, IN 46240

MIDLANDATLANTIC.COM

PATRICK BOYLE

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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.

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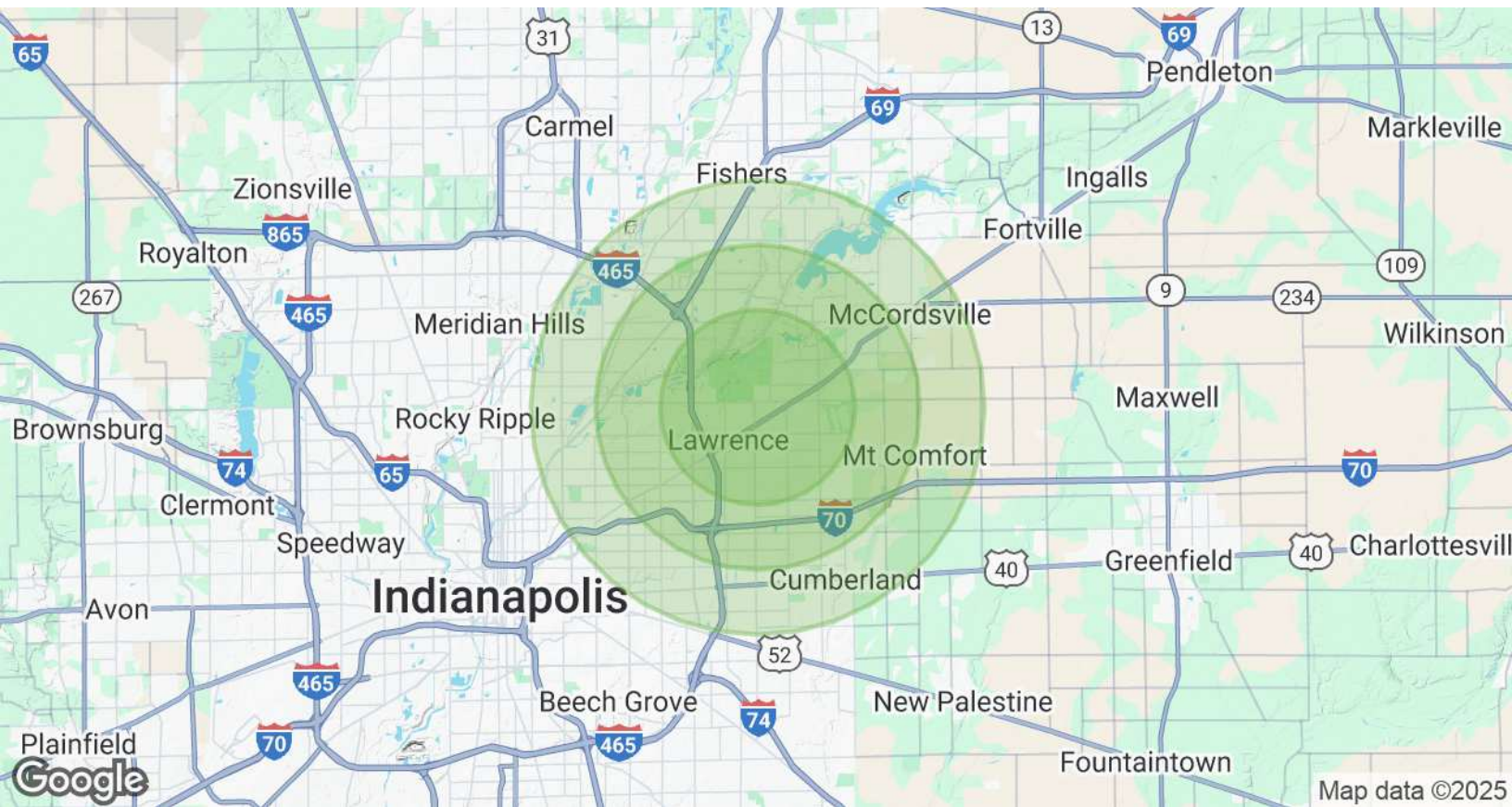


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	80,437	188,283	334,741
Projected Annual Growth (2023-2028)	0.3%	0.1%	0.4%
Total Households	31,555	75,200	138,920
Median Home Value	\$187,207	\$195,245	\$215,205

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$77,947	\$93,418	\$100,506
Daytime Population (16+ years)	48,766	135,941	247,521
Total Businesses	3,608	9,688	18,445
Total Employees	28,342	85,108	158,656

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