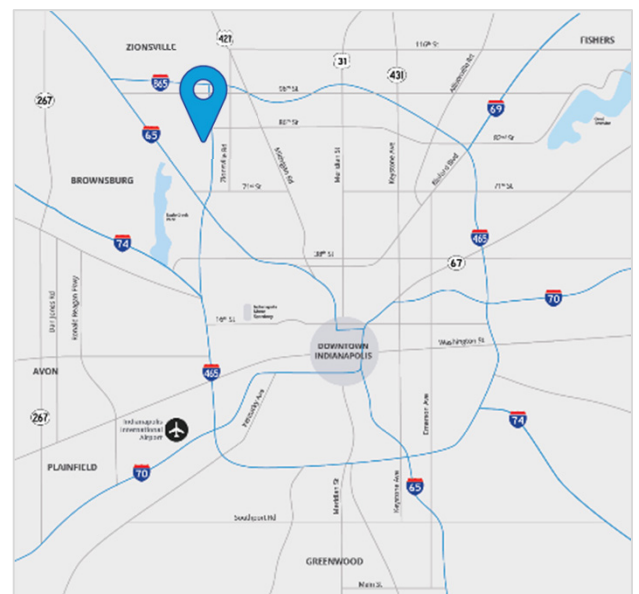


For Sale

Development Opportunity Adjacent to Intech Park

6465-6525 Shanghai Rd
Indianapolis, IN 47278

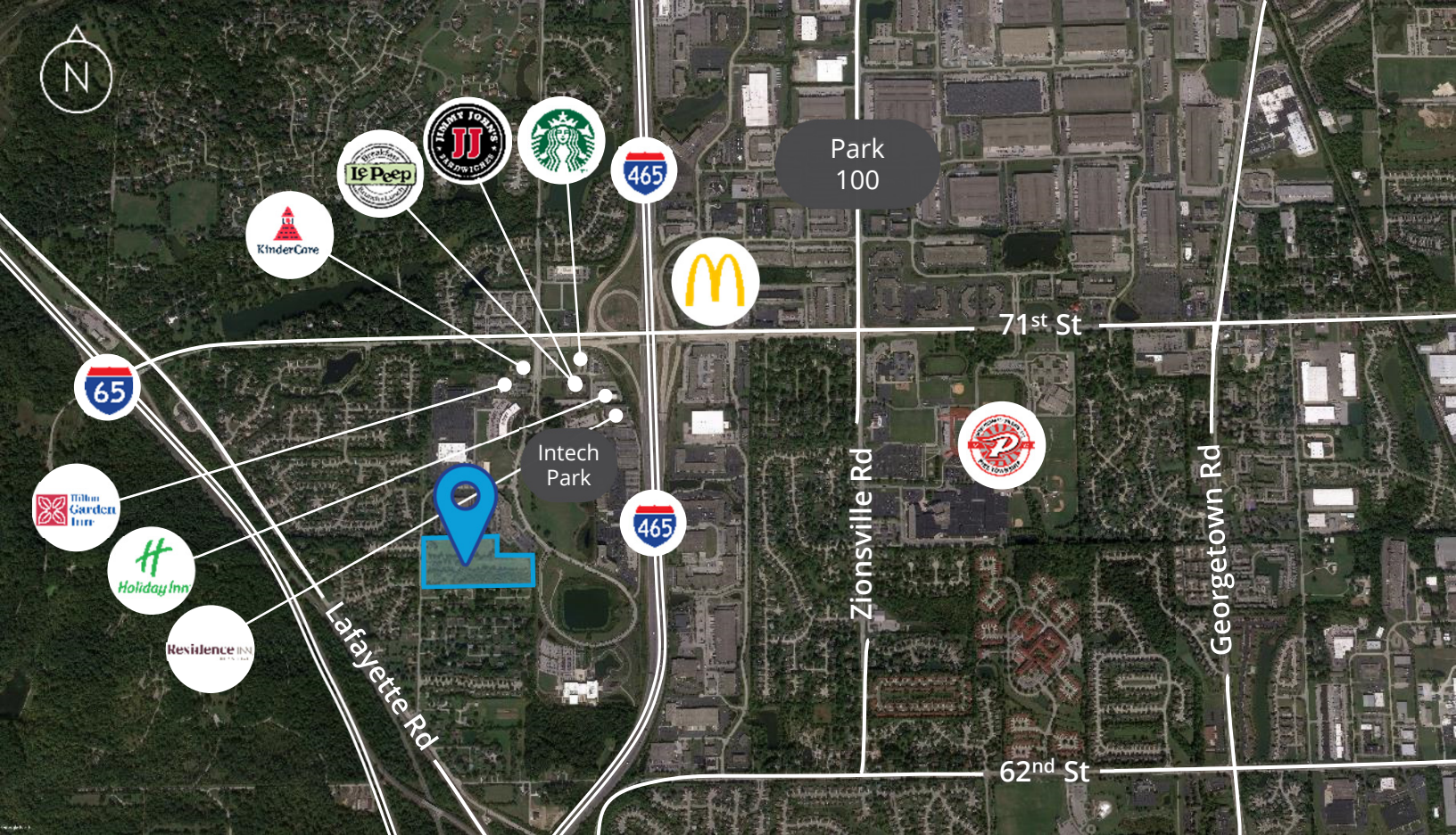
- Strategically located in the northwest office and technologic corridor
- ± 15 minutes from Downtown & Indianapolis International Airport
- Total acreage 15.0 acres
- Zoned CS (office/industrial) – allows for a variety of uses
- Immediate interstate access to I-465 & I-65 via 71st St
- Close proximity to Park 100 & adjacent to Intech Business Park
- Numerous amenities nearby including restaurants, banks, childcare and hotels
- Intech Tenants: WXIN/WTTV, Heritage Group, Lowe's Support Center, Wabash Valley Power, Social Security Administration, US Customs & Border Protection Office, Purdue Technical School, Connections Academy



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Demographic Information

	1 Mile	2 Mile	3 Mile
Population	4,356	19,319	47,000
Households	1,621	7,946	19,581
Average Household Size	2.41	2.38	2.56
Median Age	39.7	35.6	34.9
Average Household Income	\$115,566	\$64,631	\$60,358

CS Zoning allows:

- Office
- Warehousing
- Manufacturing
- Motorsport industry
- Self storage
- Assisted living
- Medical
- R & D
- Post secondary vocational school & training facilities



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