

REDEVELOPMENT OPPORTUNITY

32,000 SF | +/-2.93 AC

FOR SALE
or LEASE

PROPERTY HIGHLIGHTS:

- Across the street from \$1B Marion County Community Justice Campus (CJC) with 1,000+ employees and nearly 6,000 daily employees and visitors
- Eskenazi Health opened in early 2024
- RFI for redevelopment of the Twin Aire Shopping Center anchored by Kroger, Citi Trends, Ace Hardware, Rent-A-Center and others
- Two dock bays for 32,000 SF space



2.93 AC Parcel
for Sale or Lease

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PROPERTY OVERVIEW



DEMOGRAPHICS



2 MILE



3 MILE

Population:	55,228	117,036
Households:	21,689	49,954
Daytime Pop:	36,785	130,036
Avg. HH Income:	\$70,500	\$80,199

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PROPERTY
OVERVIEW

