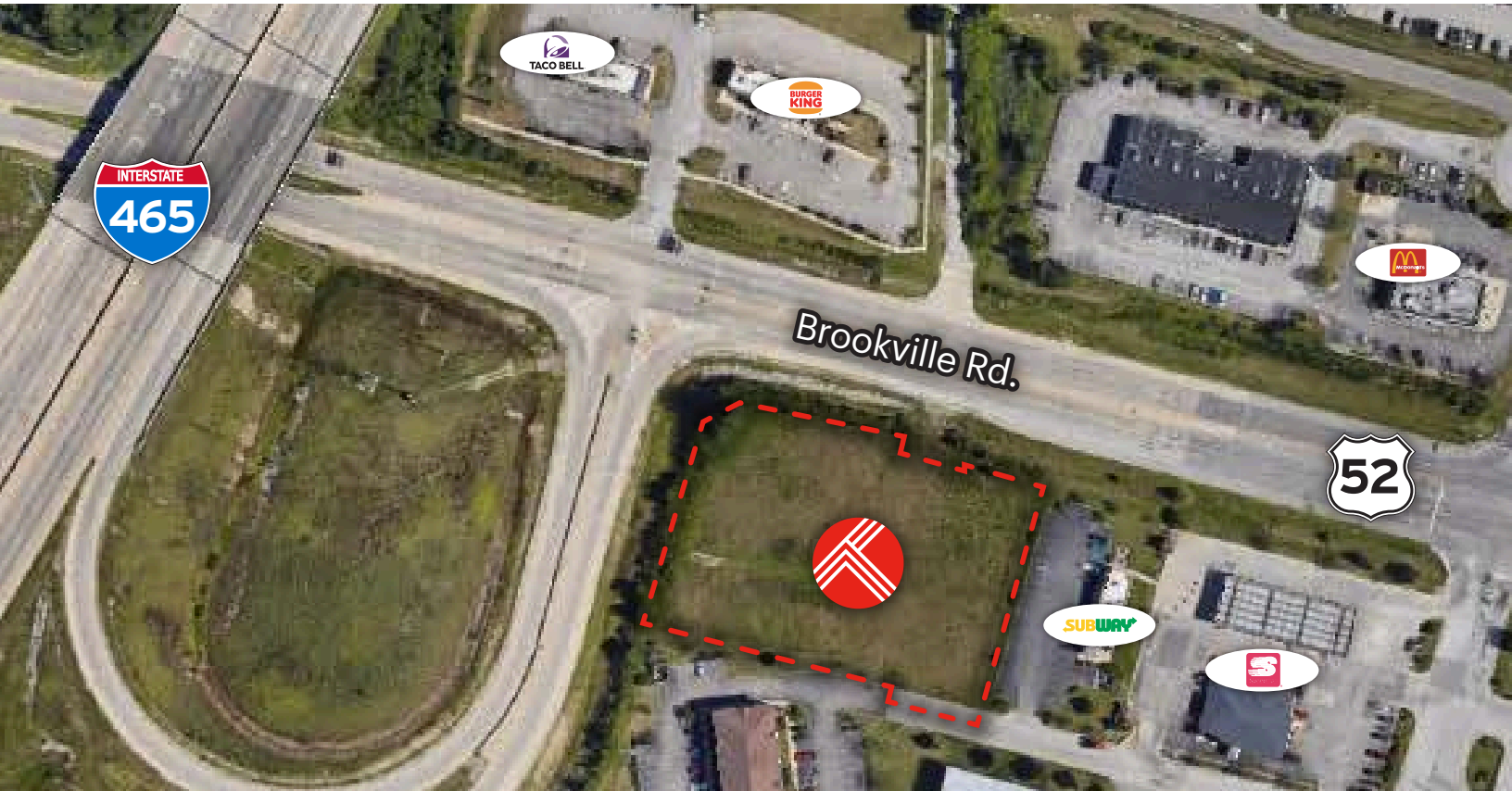




7705 Brookville Rd.

Indianapolis, IN 46239

For Sale



PROPERTY DESCRIPTION

Located along a main corridor, this plot enjoys high visibility and accessibility, making it an ideal choice for retail, hospitality, or office development. Immediately adjacent to the I-465/Brookville Rd. (US 52) interchange, this location provides easy access to major transportation arteries and a dense population base.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	1.81 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,538	20,012	72,291
Total Population	3,981	50,407	183,484
Average HH Income	\$75,968	\$87,978	\$78,949

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • Senior VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Elaine Farhood • VP, Development • 317.446.9684 • elaine@tharpinvest.com



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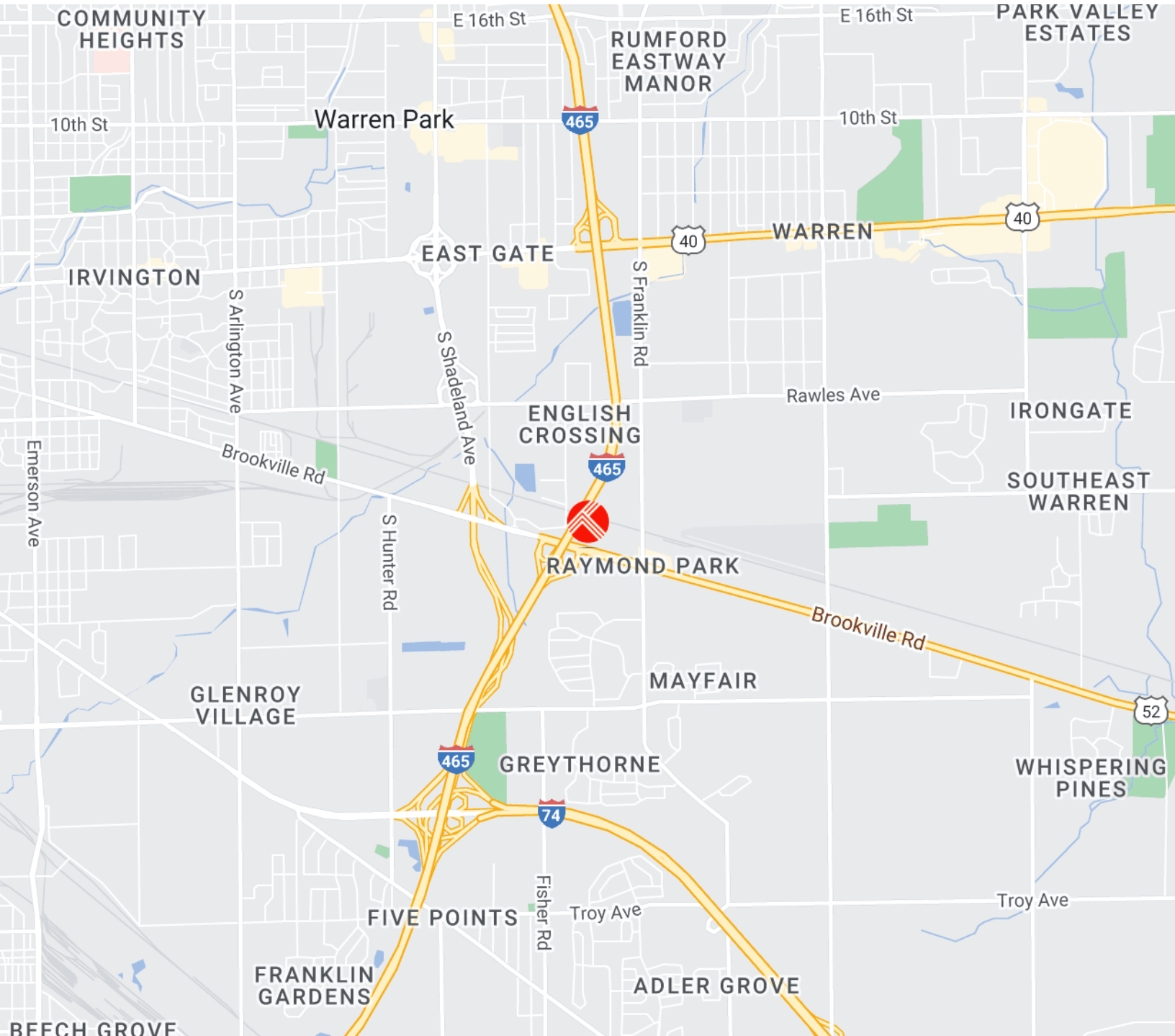


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Regional Map



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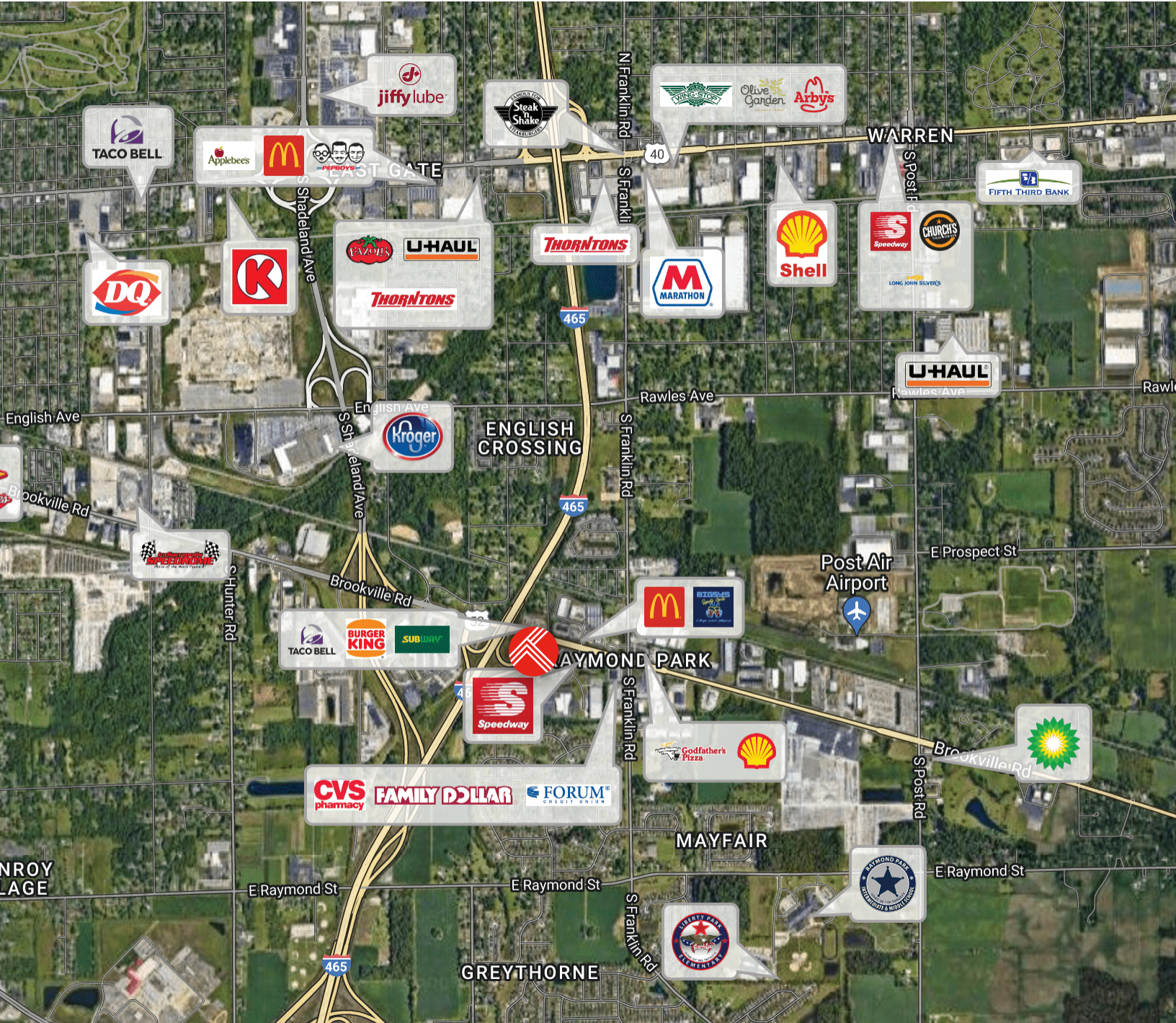
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Surrounding Businesses



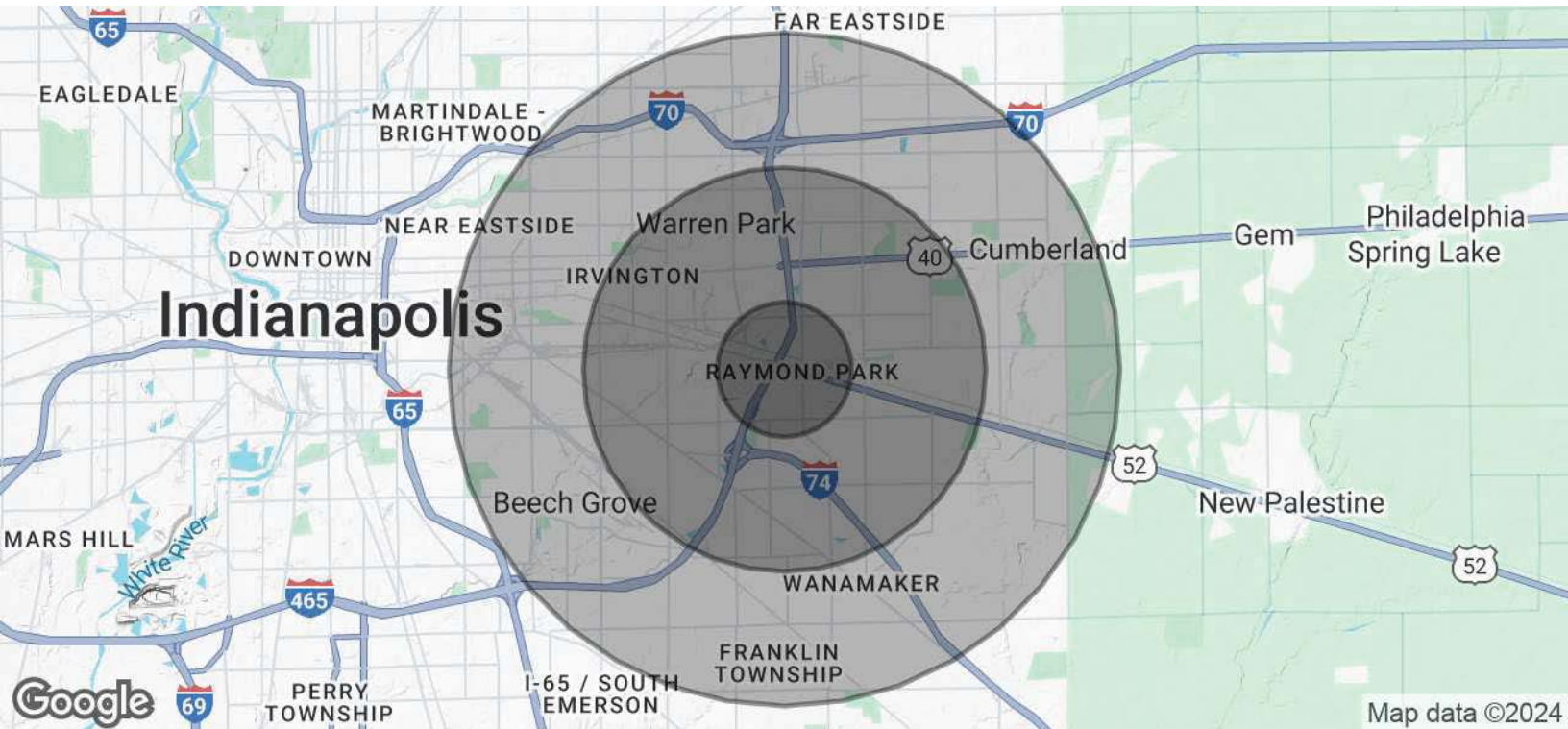
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,981	50,407	183,484
Average Age	36	39	38
Average Age (Male)	36	38	37
Average Age (Female)	36	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,538	20,012	72,291
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$75,968	\$87,978	\$78,949
Average House Value	\$235,354	\$249,947	\$215,931

Demographics data derived from AlphaMap

BROKERAGE | MANAGEMENT | DEVELOPMENT

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