

SALE



LAND

3416 E. RAYMOND STREET



PROPERTY OVERVIEW

New to market 0.96 AC parcel available for sale next to O'Reilly Auto Parts within southeast Indianapolis. This parcel is zoned C-4, which permits a wide array of uses from auto related uses to day cares. This parcel has excellent visibility as it has 150ft of frontage along Raymond Street which see's 23,638 ADDT.

PROPERTY HIGHLIGHTS

- 0.96 AC parcel that is zoned C-4
- 150ft of frontage
- Strong demographics
- Located along IndyGo bus route #13

SALE PRICE	CONTACT BROKER
------------	----------------

Lot Size:	0.96 Acres
-----------	------------



BRADLEY COMPANY
 310 E. 96th St., Suite 100
 Indianapolis, IN 46240
 317.663.6000

PAT O'HARA
 Senior Vice President
 317.796.4733
 pohara@bradleyco.com

NATHAN ROBINSON
 Broker
 248.721.1409
 nrobinson@bradleyco.com



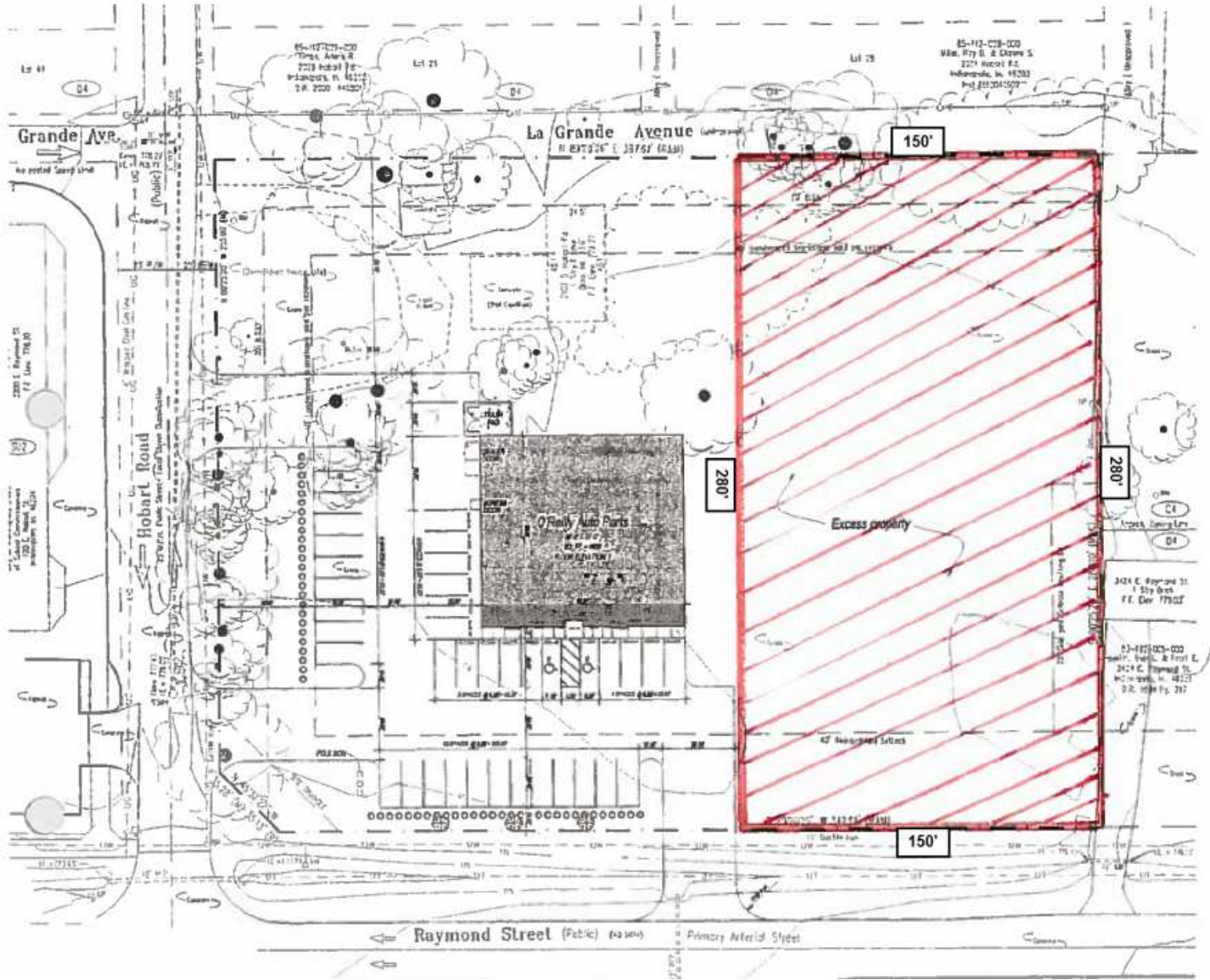
BRADLEYCO.COM



3416 E. RAYMOND STREET, INDIANAPOLIS, IN 46203

SALE

LAND



PAT O'HARA
 Senior Vice President
 317.796.4733
 pohara@bradleyco.com

NATHAN ROBINSON
 Broker
 248.721.1409
 nrobinson@bradleyco.com

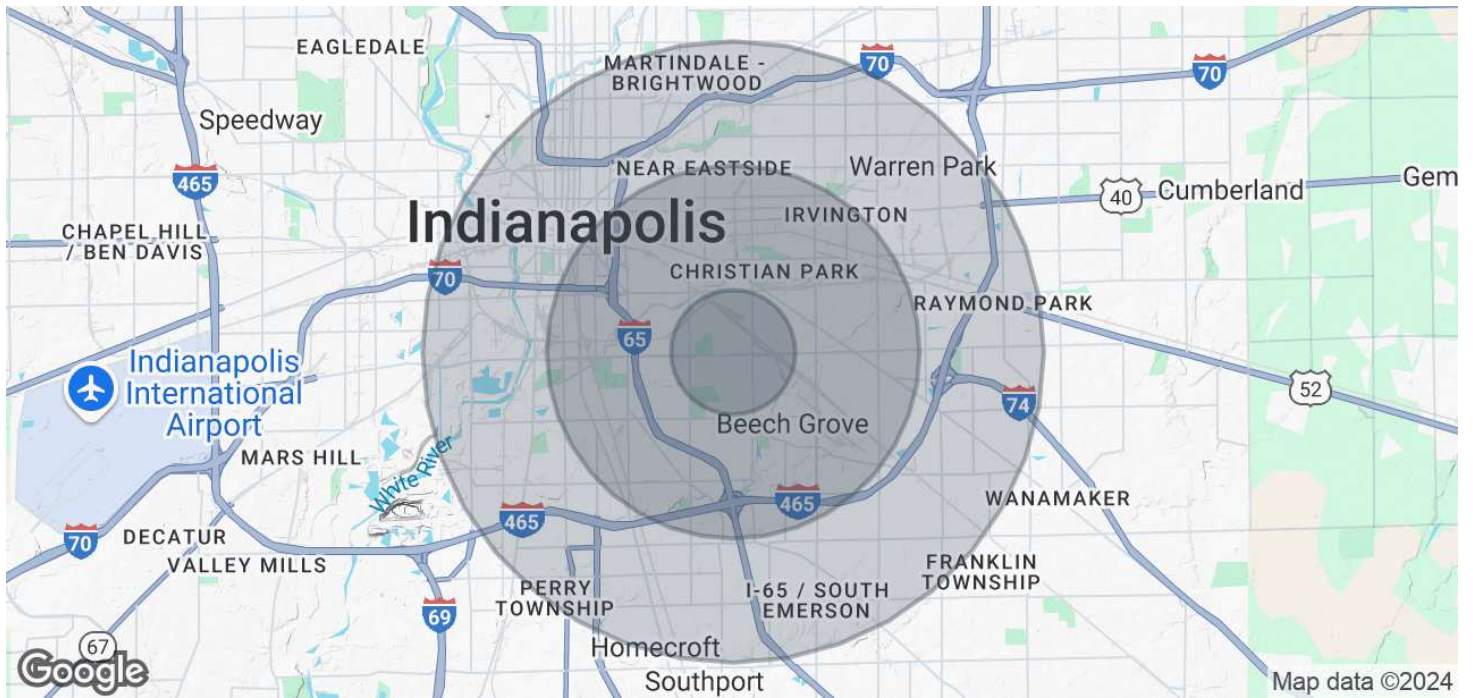


DEMOGRAPHICS MAP & REPORT

3416 E. RAYMOND STREET, INDIANAPOLIS, IN 46203

SALE

LAND



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,861	103,113	244,033
Average Age	39	37	37
Average HH Income	\$60,324	\$70,776	\$77,849
Average House Value	\$142,388	\$219,358	\$255,726

Demographics data derived from AlphaMap

PAT O'HARA
 Senior Vice President
 317.796.4733
 pohara@bradleyco.com

NATHAN ROBINSON
 Broker
 248.721.1409
 nrobinson@bradleyco.com