



Property Highlights

- Marion County Zoning - C4
- S High School Road - 15,724 VPD
- Rockville Road - 48,048 VPD
- 465 - 128,323 VPD
- .76 Acres
- Hard Corner
- New Curb Cut Access
- Available - Contact Broker

Available

6301 Rockville Rd,
Indianapolis, IN 46214



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ROCKVILLE ROAD

SOUTH HIGH SCHOOL ROAD

CONCEPT SITE PLAN

High-exposure +/- 0.76-acre hard corner perfect for QSR and gas users. Located on Rockville Road with new curb cuts and immediate access, this site offers exceptional traffic volume and visibility in a proven west-side commercial corridor.

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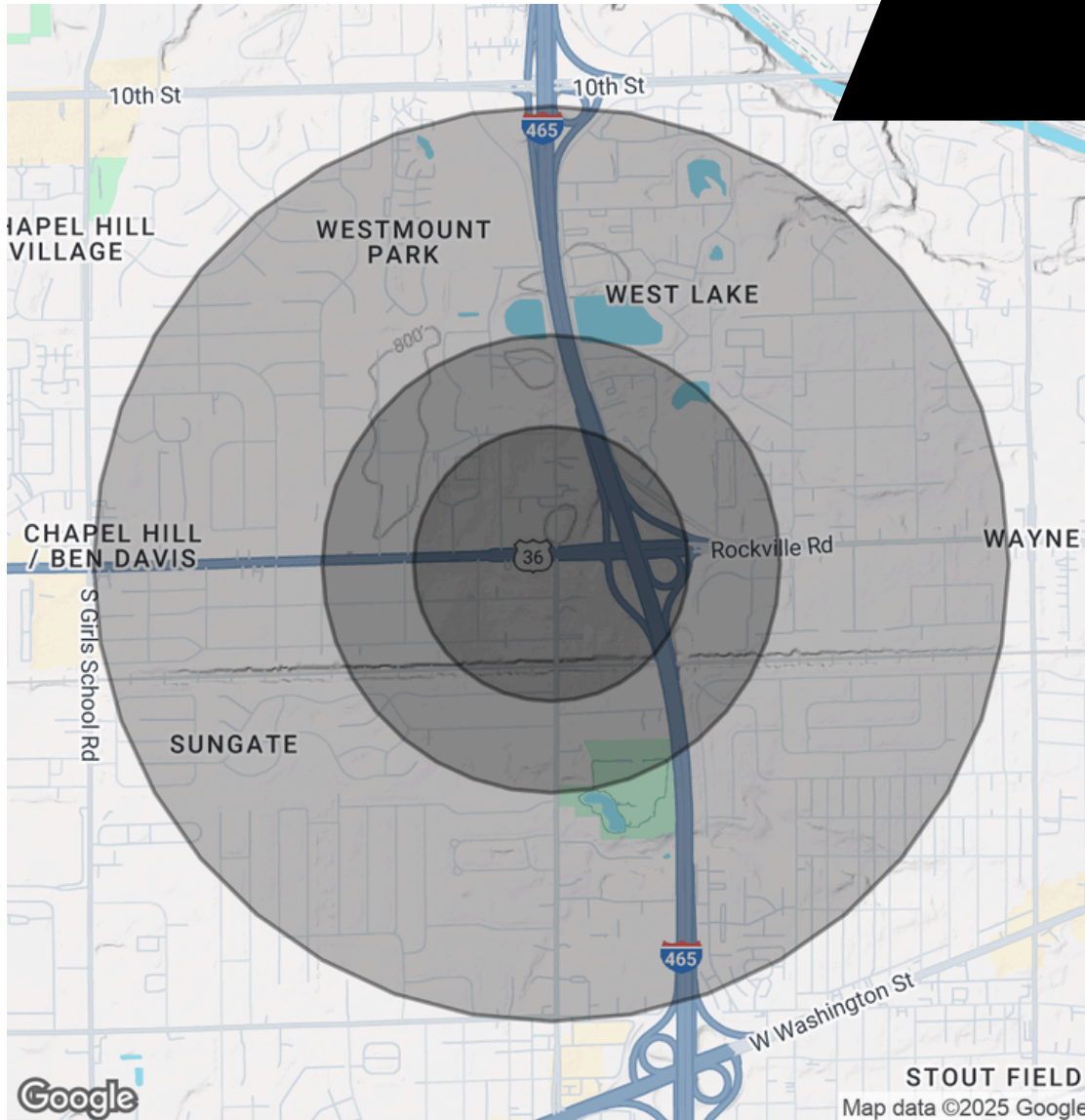
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COMMERCIAL REALTY



DEMOGRAPHICS



POPULATION	1 MILES	3 MILES	5 MILE
TOTAL POPULATION	14,035	74,697	200,329
HOUSEHOLDS	5,602	27,943	76,904
AVERAGE HH INCOME	\$58,866	\$66,131	\$63,912

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