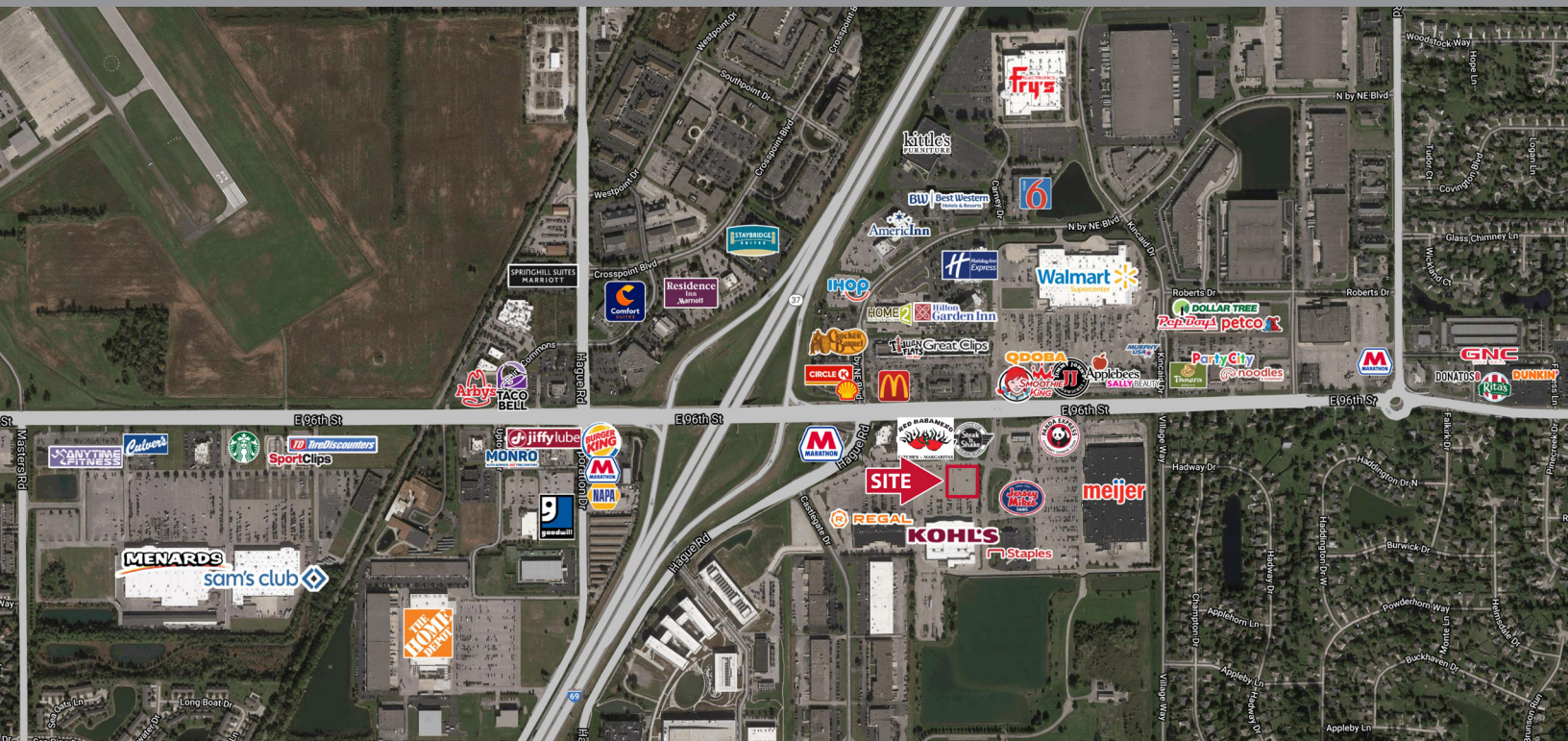


Kohl's Outlot

8141 E. 96th St.
Indianapolis, IN 46256
Marion County



key features

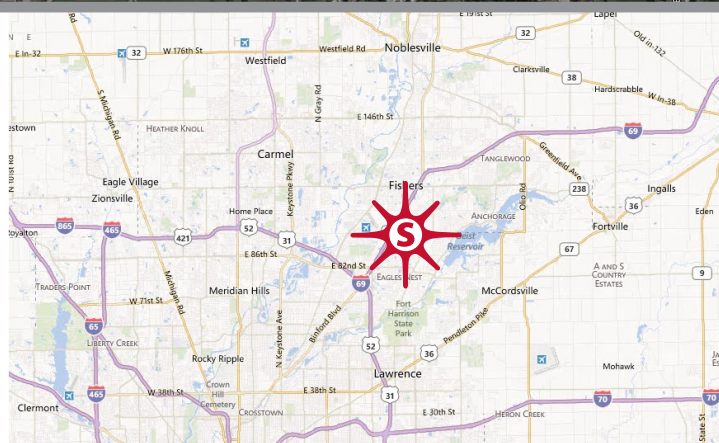
- potential ±1-acre outlot for lease in front of Kohl's in busy retail area of Indianapolis and Fishers
- positioned across from Walmart Supercenter and shadow-anchored by Meijer, Staples, and Regal Cinema
- zoned C-3
- daily traffic counts: 27,186 on 96th St. and 143,565 on I-69

demographics

	1 mile	3 miles	5 miles
population	4,530	63,262	167,241
households	2,082	28,053	68,549
avg. household income	\$108,918	\$118,539	\$140,724
daytime population	15,459	67,718	150,069

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

outlot for lease ±1 acre



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