



FOR SALE

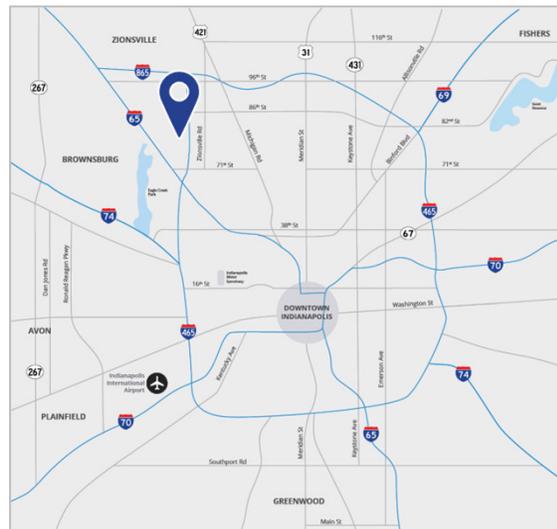
6465-6525 Shanghai Rd

Indianapolis, IN 47278

Development Opportunity Adjacent to Intech Park

Property Highlights

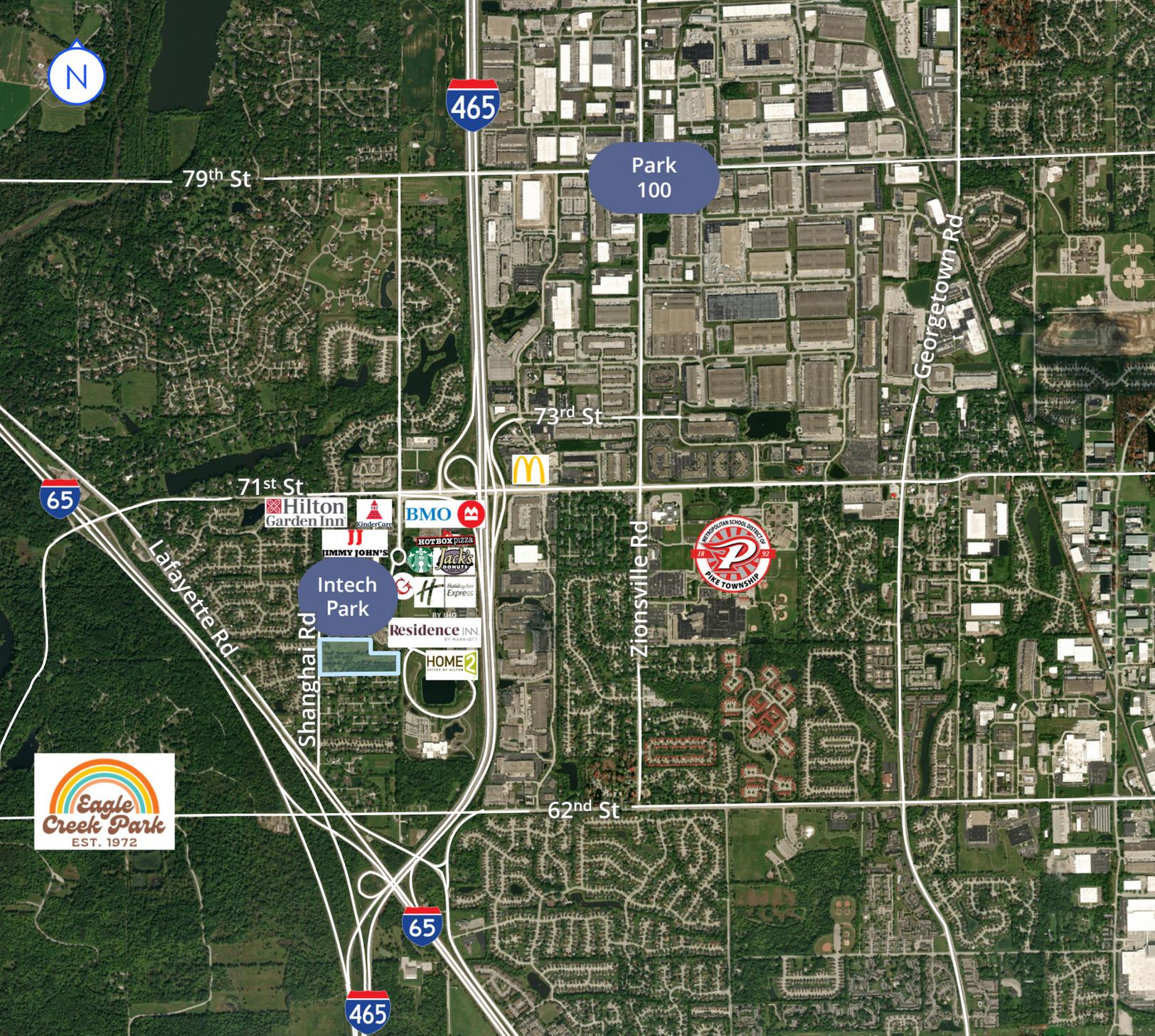
- Strategically located in the northwest office and technologic corridor
- ± 15 minutes from Downtown & Indianapolis International Airport
- Total acreage 15.0 acres
- Zoned CS (office/industrial) – allows for a variety of uses
- Immediate interstate access to I-465 & I-65 via 71st St
- Close proximity to Park 100 & adjacent to Intech Business Park
- Numerous amenities nearby including restaurants, banks, childcare and hotels
- Intech Tenants: WXIN/WTTV, Heritage Group, Lowe's Support Center, Wabash Valley Power, Social Security Administration, US Customs & Border Protection Office, Purdue Technical School, Connections Academy



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CS ZONING ALLOWS:

- Office
- Warehousing
- Manufacturing
- Motorsport Industry
- Self Storage
- Assisted Living
- Medical
- R & D
- Post secondary vocational school & training facilities

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	4,263	45,932	153,011
Population Projected 2030	4,224	45,753	153,689
Daytime Population	6,141	56,181	165,605
Average HH Income	\$154,520	\$98,091	\$94,191
Total Households 2025	1,597	19,231	62,060
Households Project 2030	1,592	19,207	62,395

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