

2852 E County Line Road
Indianapolis, IN

JDM
PARTNERS

COMMERCIAL LAND FOR DEVELOPMENT



Property Description

Discover the untapped potential of this undeveloped commercial property within walking distance of the Greenwood Park Mall and in close proximity of all that the Emerson Avenue and County Line Road retail area has to offer. This site has 743ft of frontage on highly-trafficked County Line Road and the potential to add a stoplight for improved accessibility.

Property Overview

- Located on County Line Road 0.4 miles east of the Greenwood Park Mall.
- Highly desirable location with high traffic counts
- Potential for stop light access on County Line Road

James Storey, CCIM

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Josh Moss

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Offering Summary



LIST PRICE

\$800,000



LOT SIZE

6.67 Acres



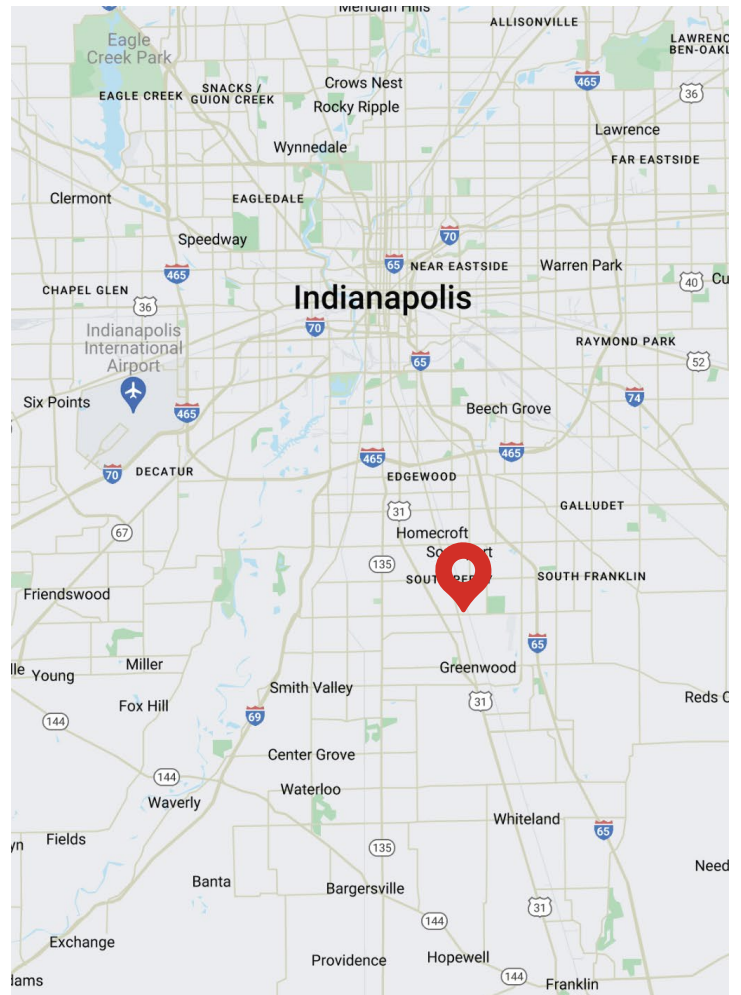
ZONING

CS
(Commercial Special)

FRONTAGE 743 Feet

TRAFFIC COUNT: Over 36,000 ADT

PERMITTED USES Personal Services, Professional Services, Financial Services, Banks, Storage & Distribution



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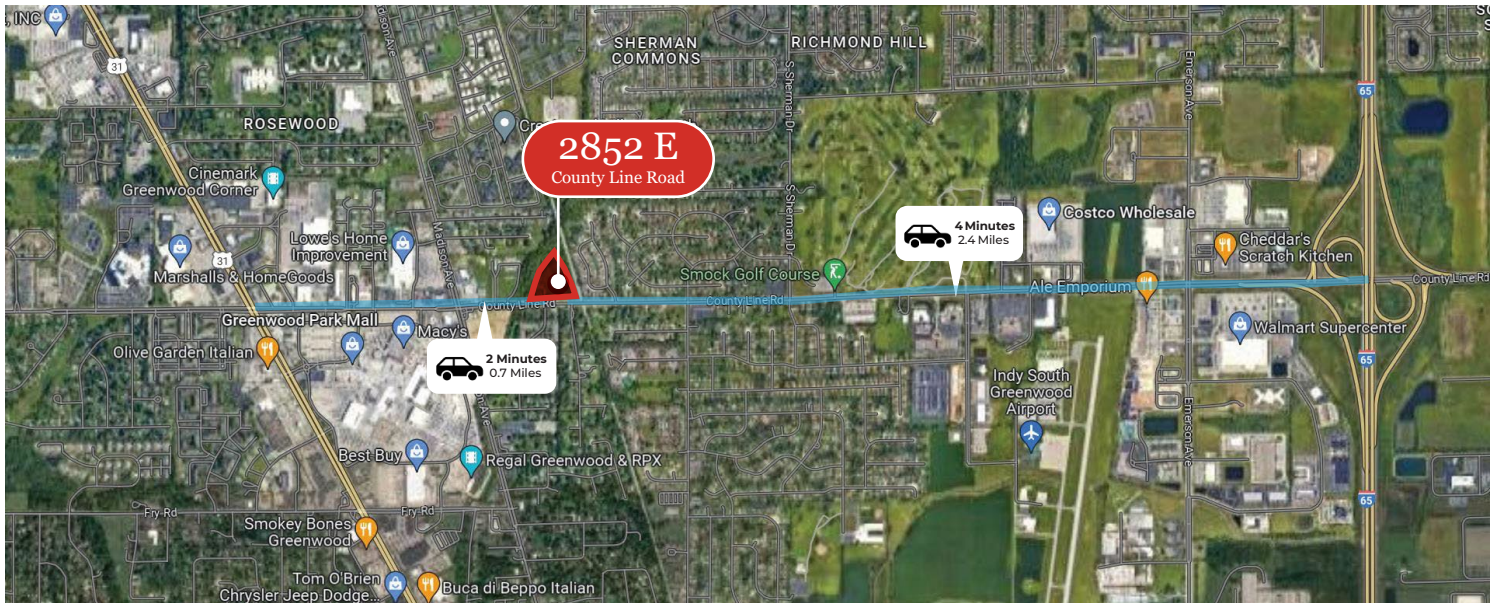
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0.7 Miles / 2 Minutes to US Highway 31

2.4 Miles / 4 Minutes to I-65 Onramp

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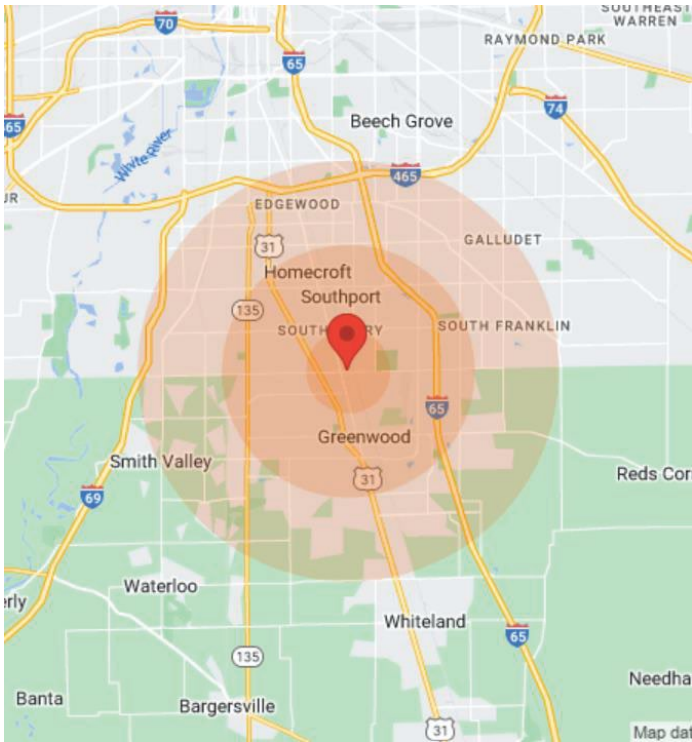
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Demographic



Population	1 Mile	3 Miles	5 Miles
Male	7,679	38,642	90,612
Female	8,322	41,130	94,877
Total Population	16,001	79,772	185,489
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,630	16,082	39,008
Ages 15-24	2,049	10,164	25,255
Ages 55-64	1,431	9,353	22,038
Ages 65+	2,039	12,144	25,898
Income	1 Mile	3 Miles	5 Miles
Median	\$34,168	\$54,751	\$55,203
< \$15,000	1,338	3,670	6,591
\$15,000-\$24,999	1,261	3,843	7,357
\$25,000-\$34,999	979	3,931	7,975
\$35,000-\$49,999	1,196	5,300	10,958
\$50,000-\$74,999	1,338	7,167	15,919
\$75,000-\$99,999	478	4,007	10,525
\$100,000-\$149,999	273	4,085	10,260
\$150,000-\$199,999	40	855	2,512
> \$200,000	49	514	1,656
Housing	1 Mile	3 Miles	5 Miles
Total Units	7,362	36,685	78,892
Occupied	6,578	33,701	73,083
Owner Occupied	1,939	18,651	47,389
Renter Occupied	4,639	15,050	25,694
Vacant	784	2,984	5,809

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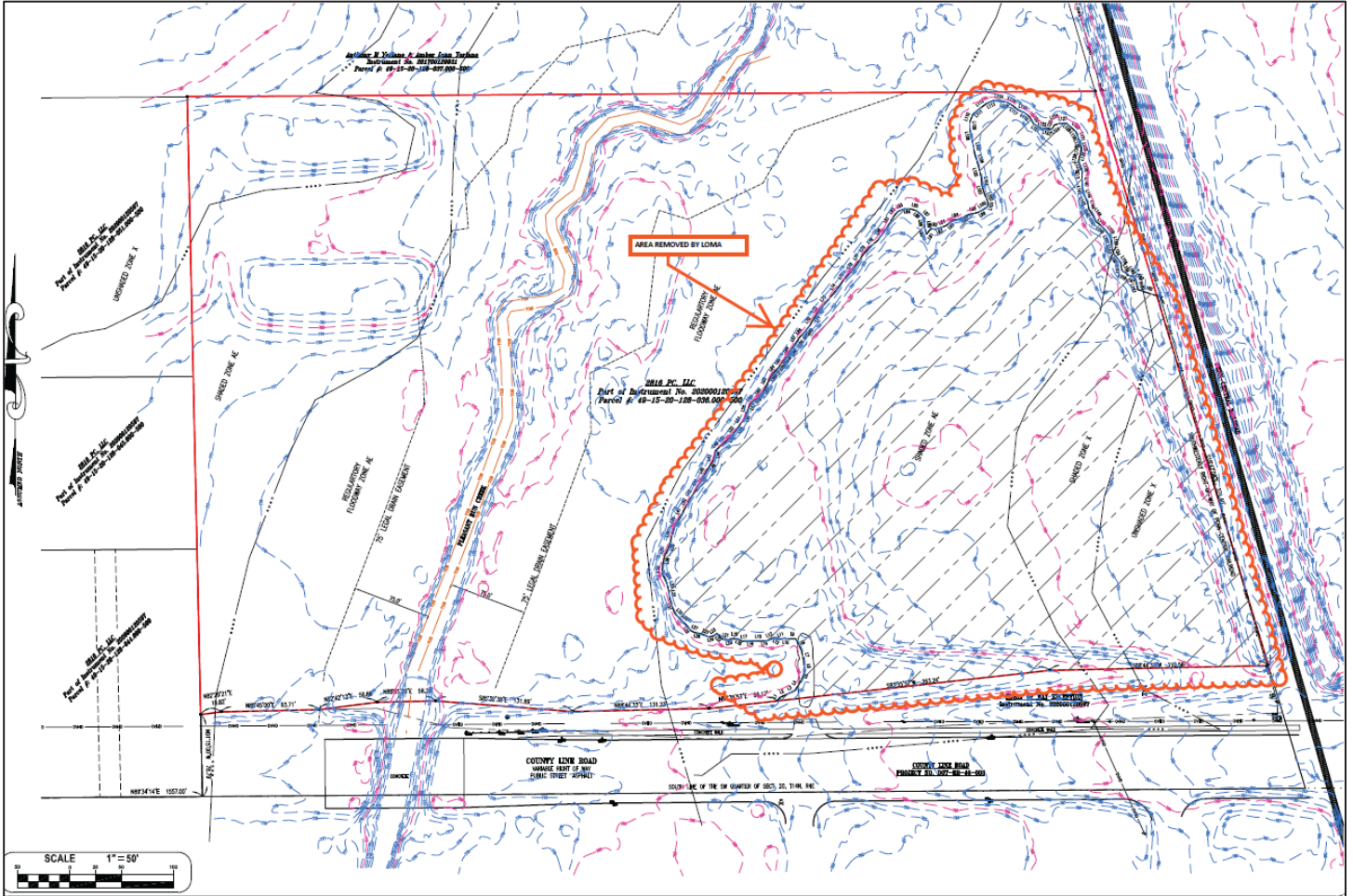
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Topographic Survey



Property is in a flood zone - 6.67 Total Acres, 4.46 Acres useable
Pricing reflects useable acreage