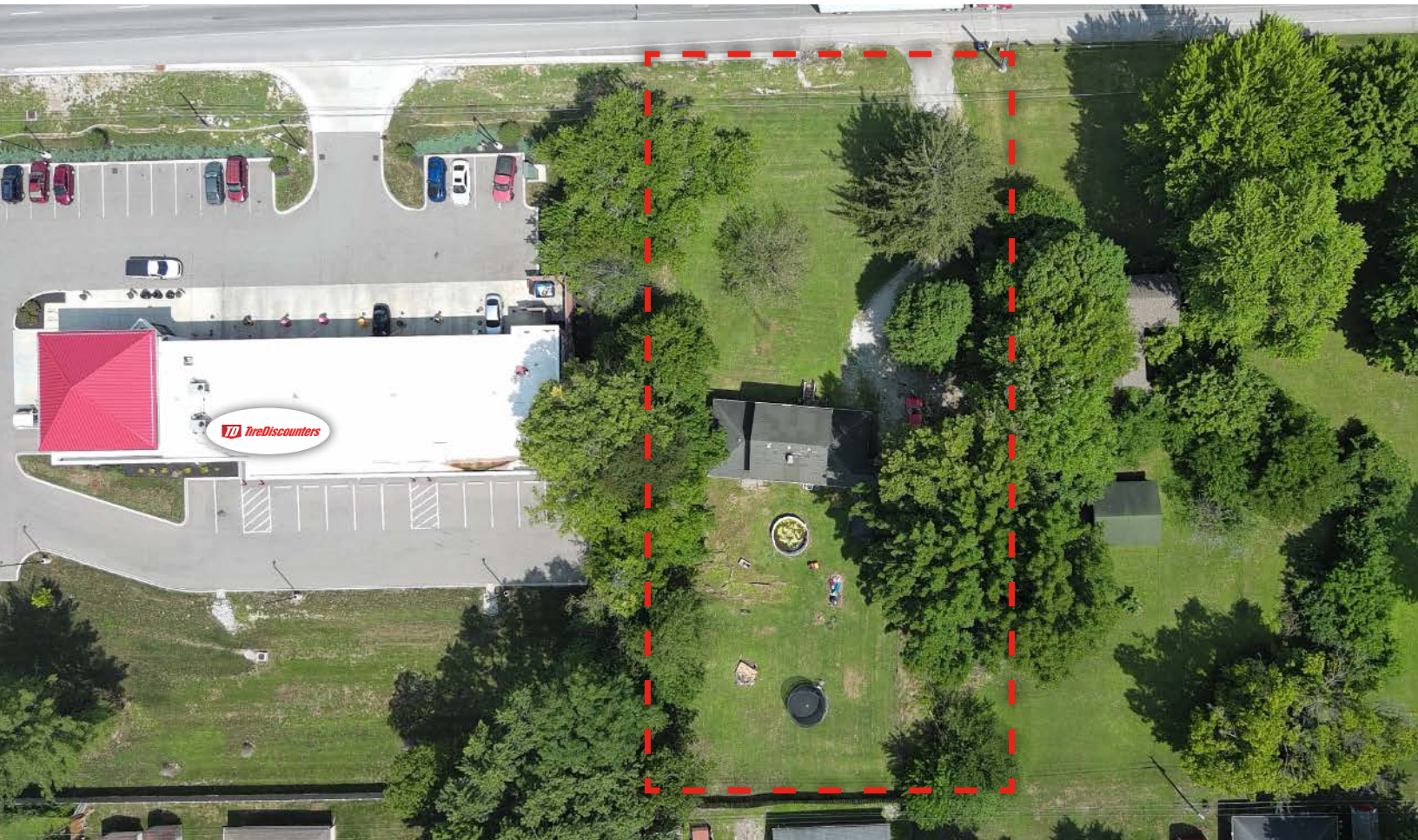




# 9057 Rockville Rd.

Indianapolis, IN 46234

For Lease/For Sale



## PROPERTY HIGHLIGHTS

Available for land lease or for sale. Situated along Rockville Road (US 36) just east of Raceway Road. Excellent retailer / restaurant sales history in the immediate area. 310' of frontage on US 36. Marion County development criteria.

## OFFERING SUMMARY

Pricing:	Contact Broker
Lot Size:	.77 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,614	22,499	62,208
Total Population	6,643	58,114	153,332
Average HH Income	\$76,108	\$75,480	\$70,356

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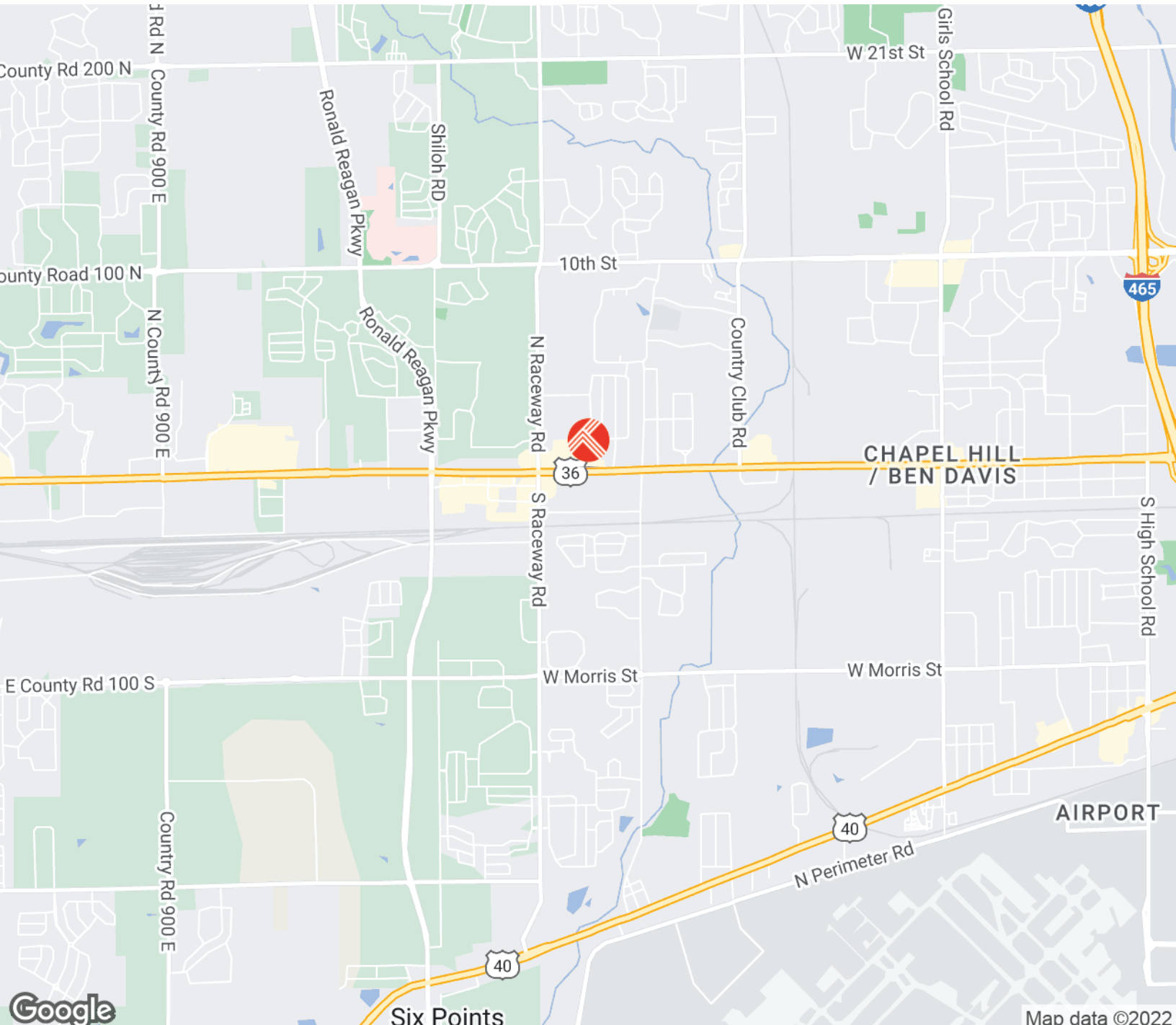


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Area Map



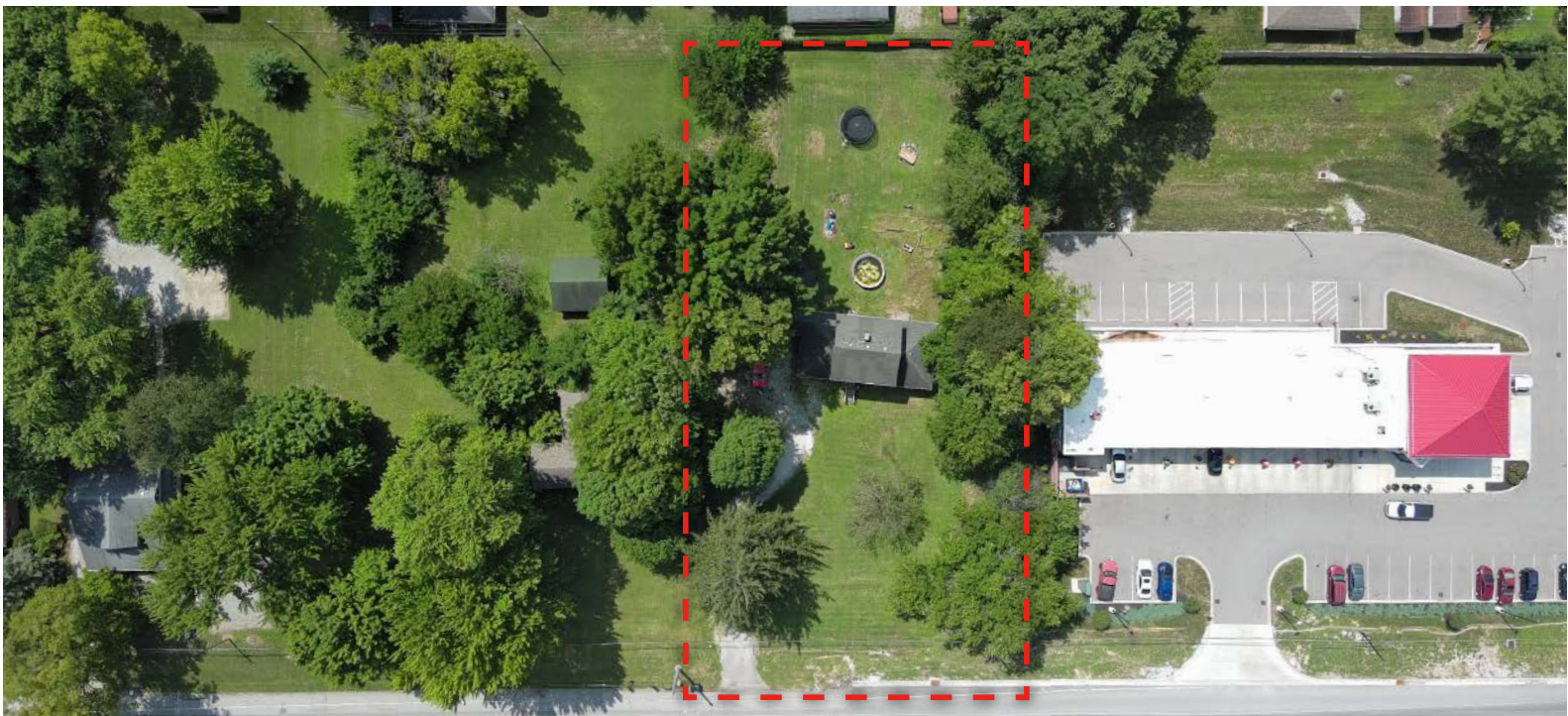
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North Facing View



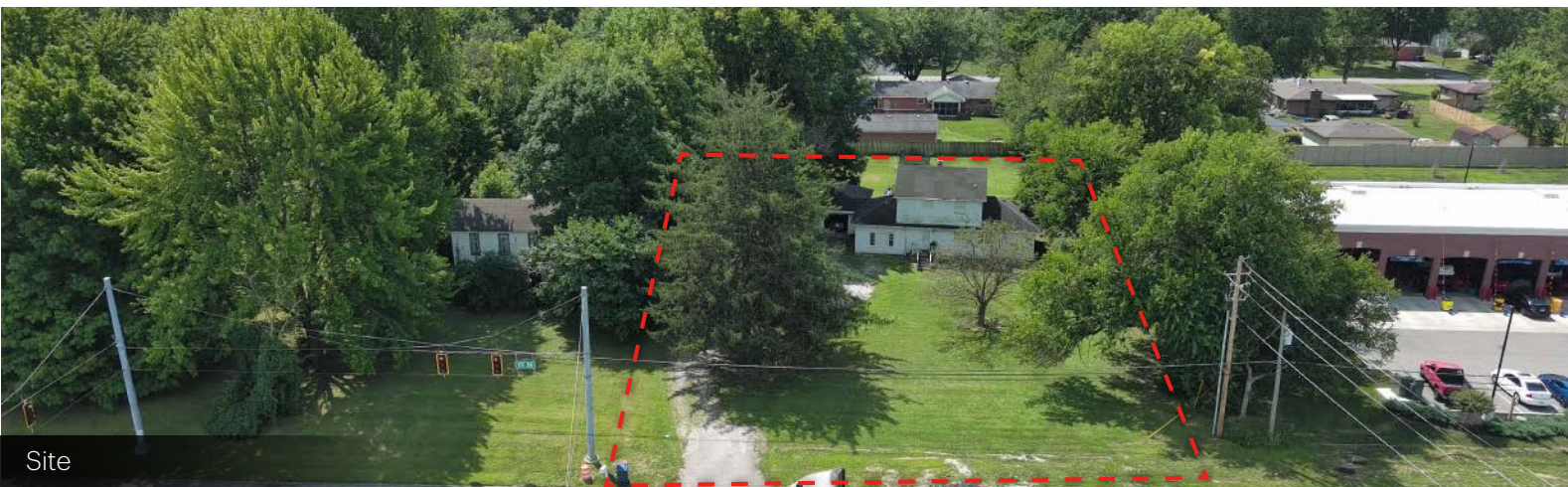
Signal in Place



West Facing View - Zoomed In



West Facing View



Site

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### Surrounding Businesses



Google

Map data ©2022 Imagery ©2022, IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO Himebaugh Ln

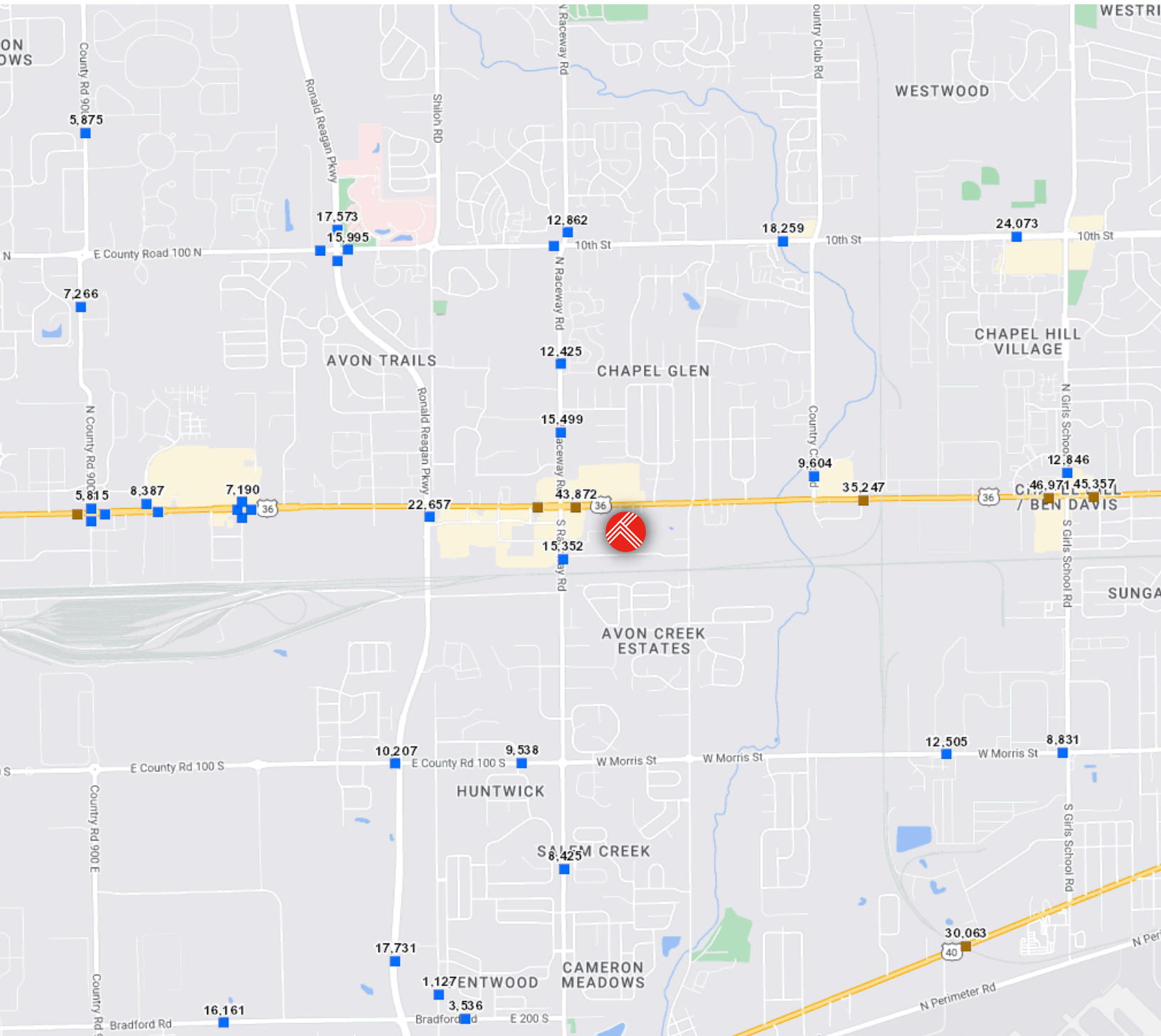
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## Traffic Counts



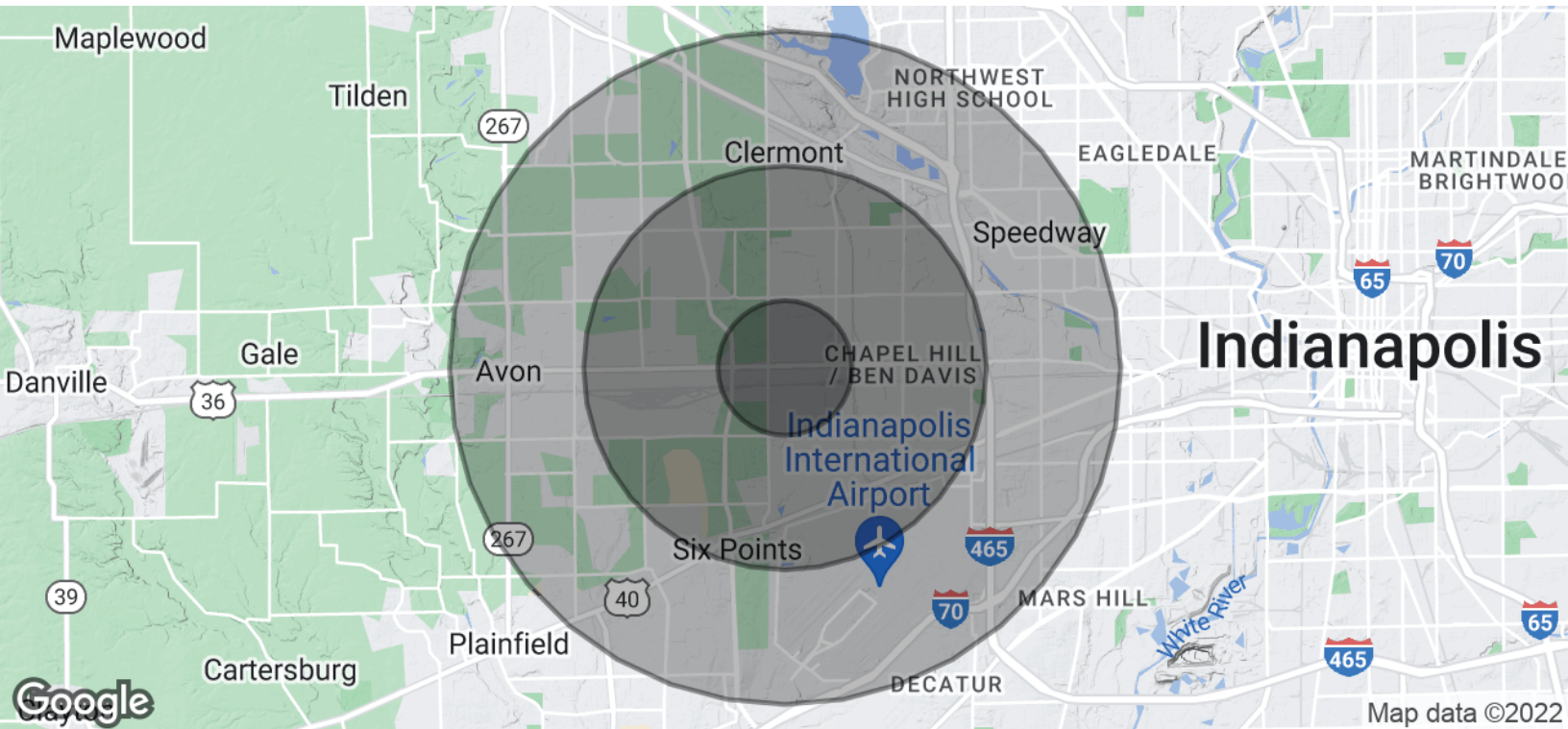
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## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,643	58,114	153,332
Average Age	42.3	36.8	35.4
Average Age (Male)	42.5	35.8	34.2
Average Age (Female)	43.6	37.1	36.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,614	22,499	62,208
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$76,108	\$75,480	\$70,356
Average House Value	\$156,815	\$137,497	\$135,075

\* Demographic data derived from 2020 ACS - US Census

BROKERAGE | MANAGEMENT | DEVELOPMENT