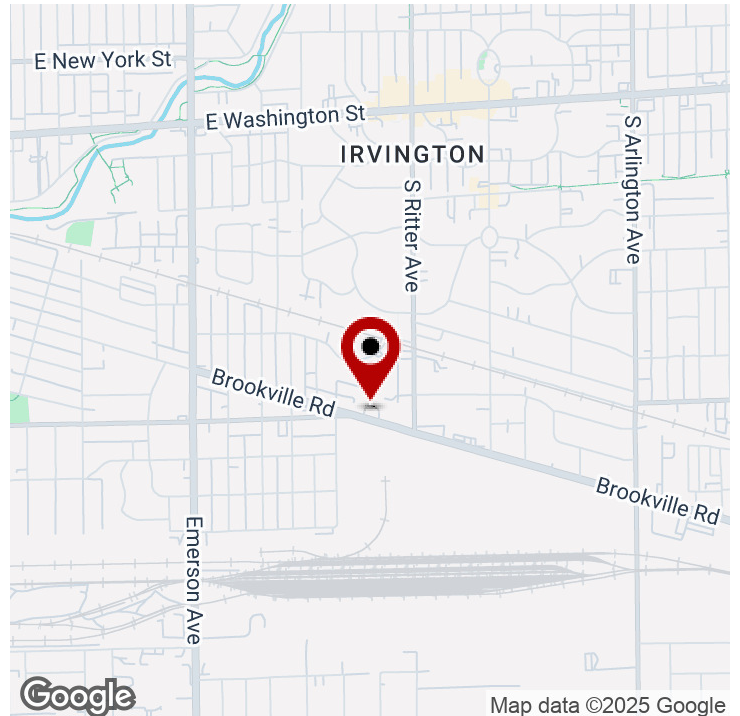


# LAND FOR SALE

# 5436 BROOKVILLE RD

Indianapolis, IN 46219



## PROPERTY DESCRIPTION

Prime commercial opportunity on 1.54 acres across two parcels! Zoned C-3, this property offers excellent versatility for a variety of uses including daycare, community center, consumer services, laundromat, funeral home, and more. Previously operating as a gas station, the site may offer potential for fuel service use again. All utilities are available at the site, and the location provides strong visibility with nearly 240' of Frontage along Brookville Road. 10,000+ Cars Daily, A great opportunity for redevelopment or investment.

## PROPERTY HIGHLIGHTS

- All utilities at site
- 236ft of Frontage on Brookville Road
- C-3 and C-7 Zoning
- 2 Parcels Included

## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.54 Acres
Zoning:	C-3 & C-7
Annual Taxes:	\$7,770.00

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	181	1,187	4,973
Total Population	404	2,692	11,140
Average HH Income	\$76,692	\$75,991	\$76,052

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

Shelly Johnson  
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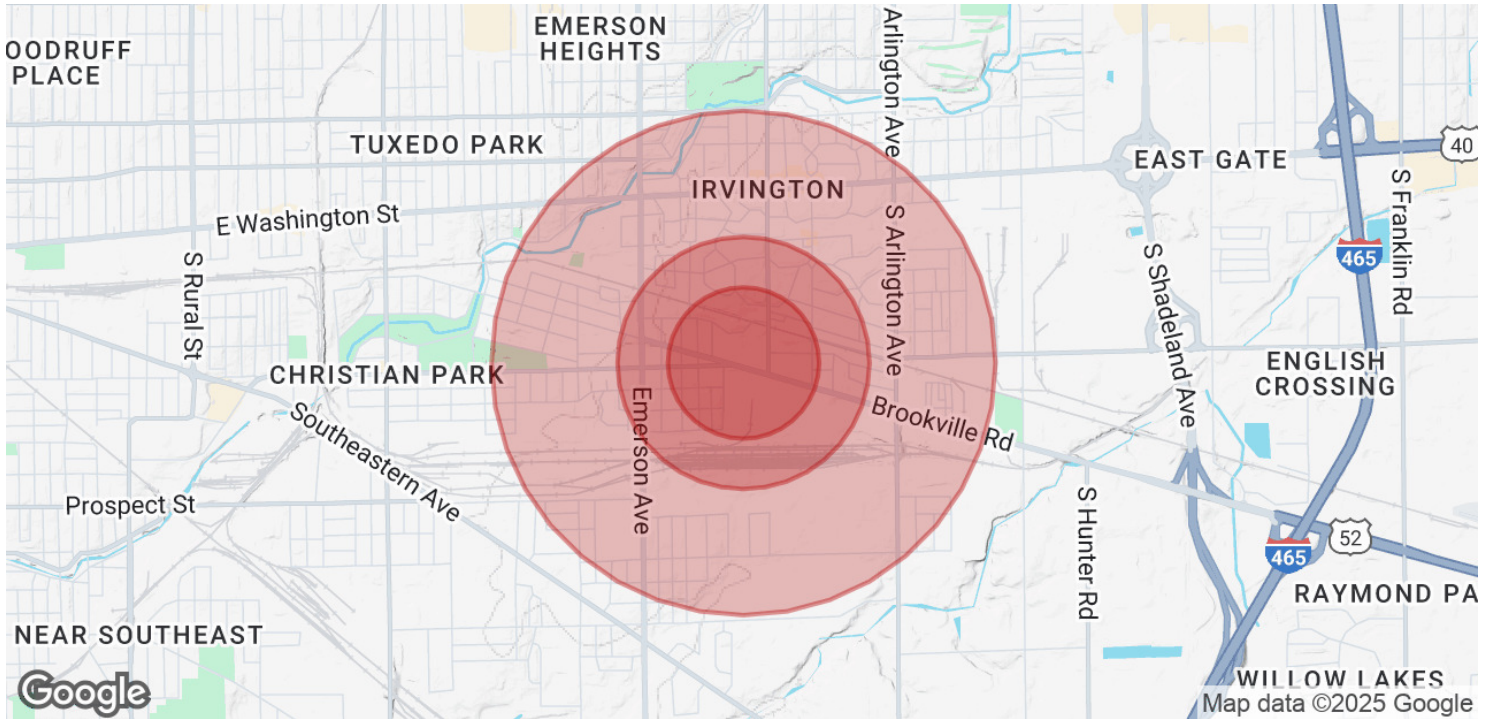


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Indianapolis, IN 46219



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	404	2,692	11,140
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	39	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	181	1,187	4,973
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$76,692	\$75,991	\$76,052
Average House Value	\$257,366	\$239,817	\$230,461

*Demographics data derived from AlphaMap*

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