

FOR SALE OR LEASE

5460 VICTORY DR

Indianapolis, IN 46203

1.18 ACRES

PROPERTY HIGHLIGHTS

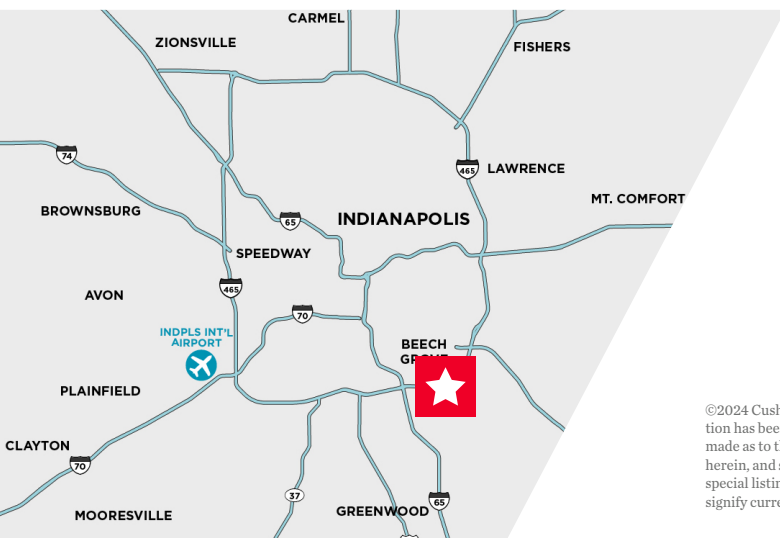
1.18 Acres

Zoned PUD for Flex, I-2 & I-3 Uses

½ mile from Beech Grove exit to I-465

Available for Build-to-Suit for Lease or Purchase

15,000 - 20,000 SF Facility



KEVIN W. ARCHER

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SURVEY



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,284	72,262	203,719
AVG. HH Income	\$61,597	\$69,626	\$66,952
Daytime Population	9,447	41,991	117,155

Traffic Counts

I-465	94,282 ADT
Emerson Ave	32,667 ADT

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