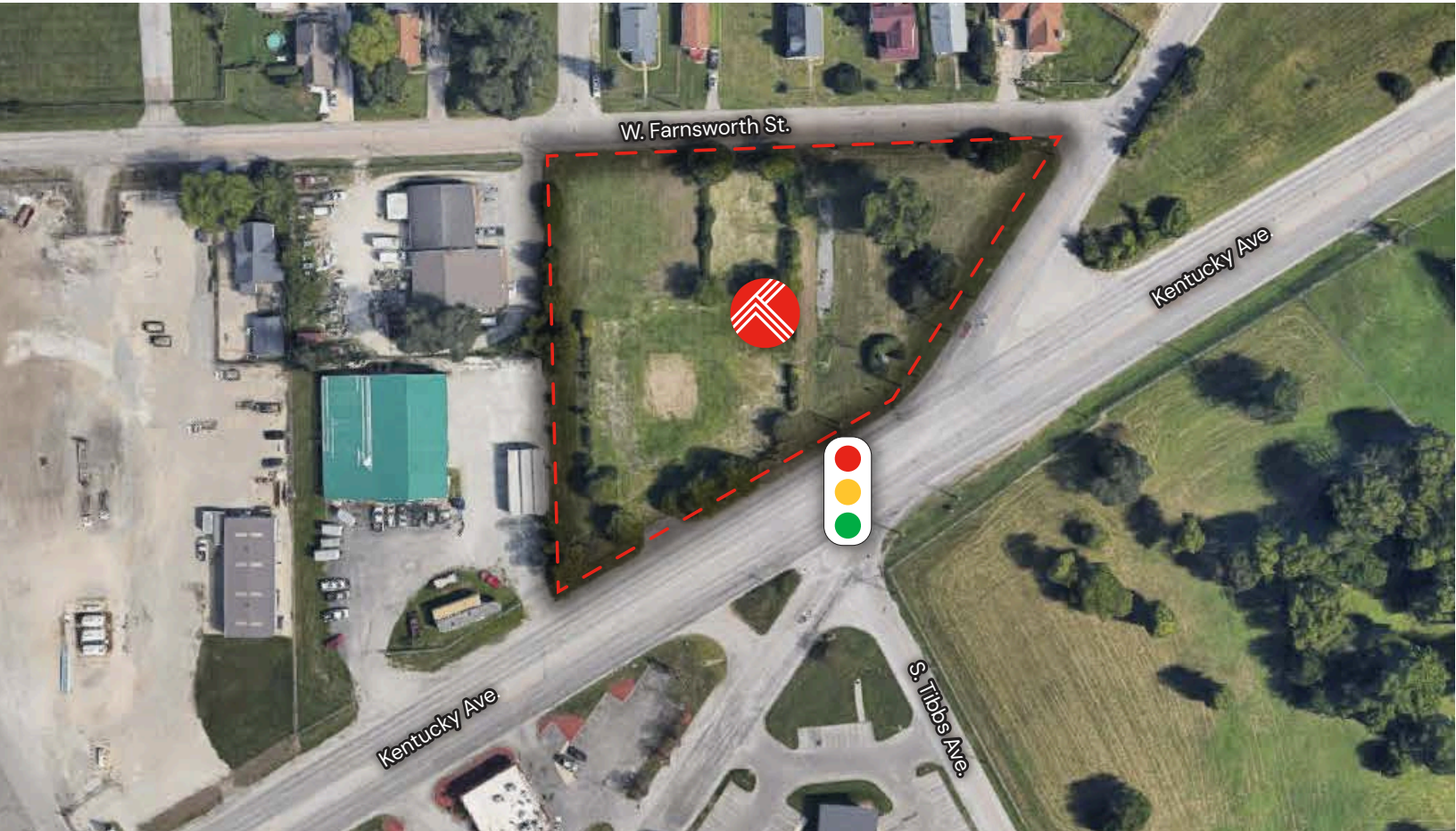




22820 Kentucky Ave. Indianapolis, IN 46221



PROPERTY DESCRIPTION

1.84 AC lot zoned C-4, located SW of downtown Indianapolis and 10 minutes from the Indianapolis International Airport

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	1.84 Acres
Lot Size:	1.84 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,636	15,379	71,749
Total Population	4,207	38,641	170,032
Average HH Income	\$37,828	\$44,387	\$53,085





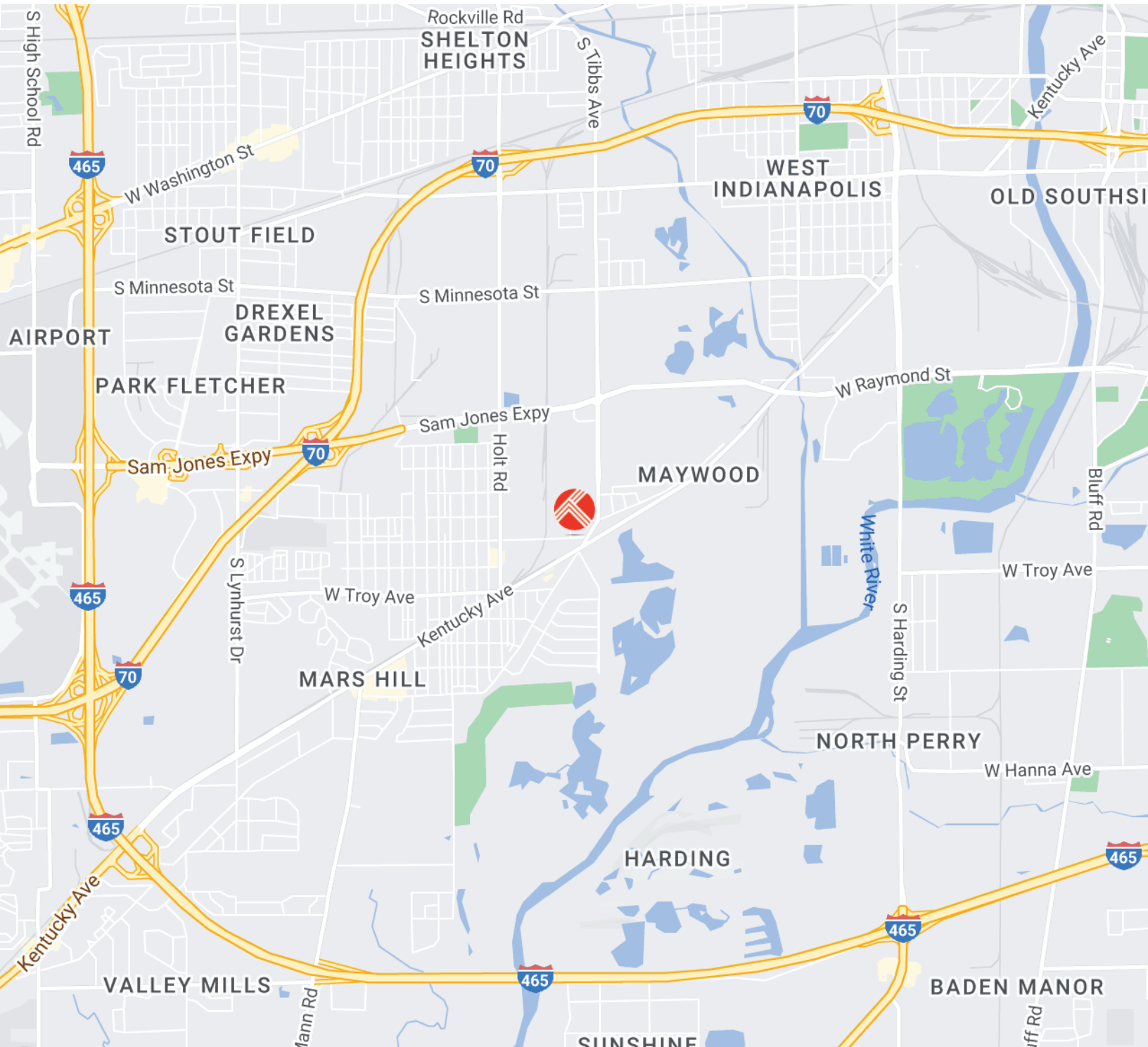
22820 Kentucky Ave.
Indianapolis, IN 46221





22820 Kentucky Ave. Indianapolis, IN 46221

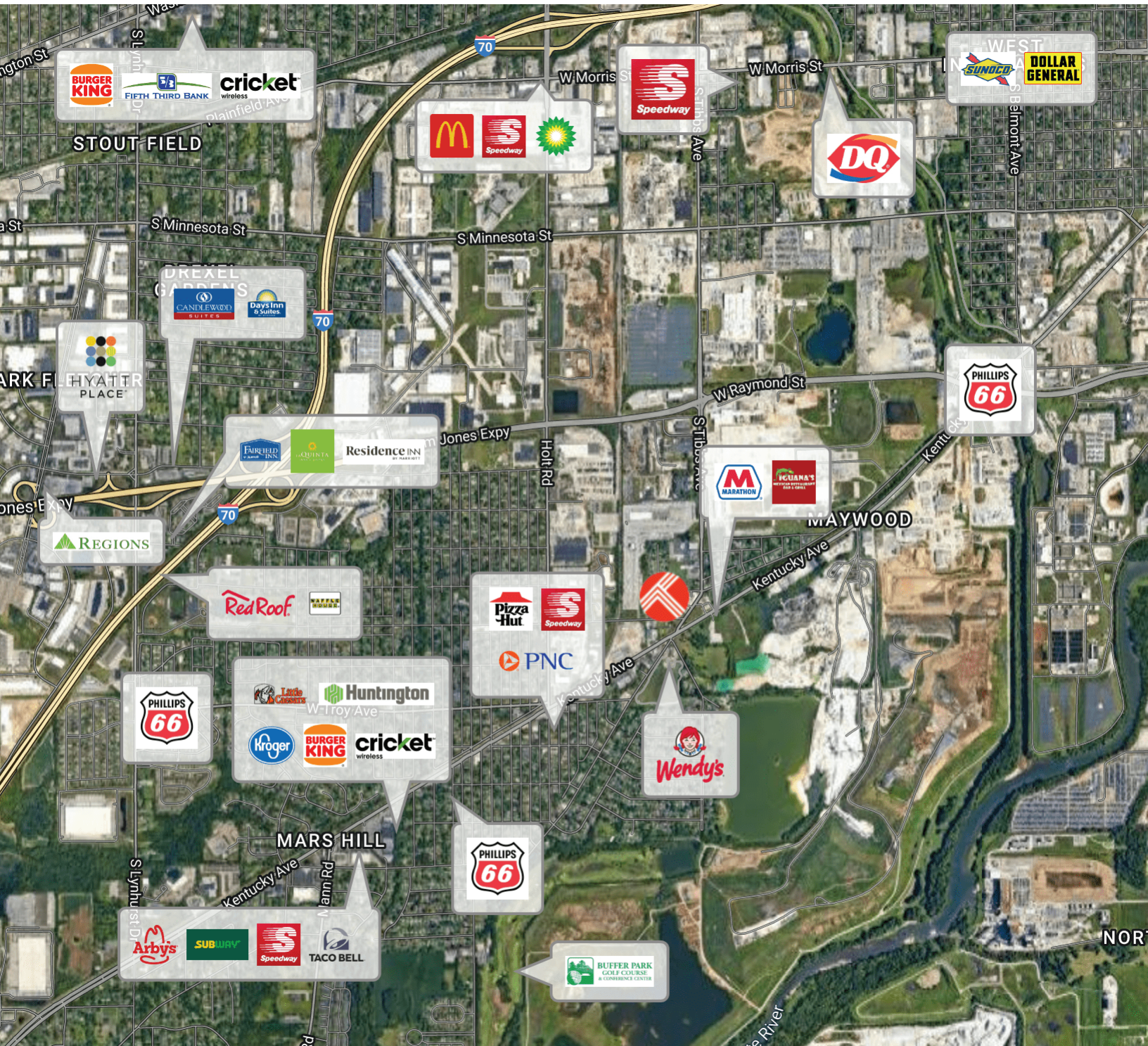
Area Map





22820 Kentucky Ave. Indianapolis, IN 46221

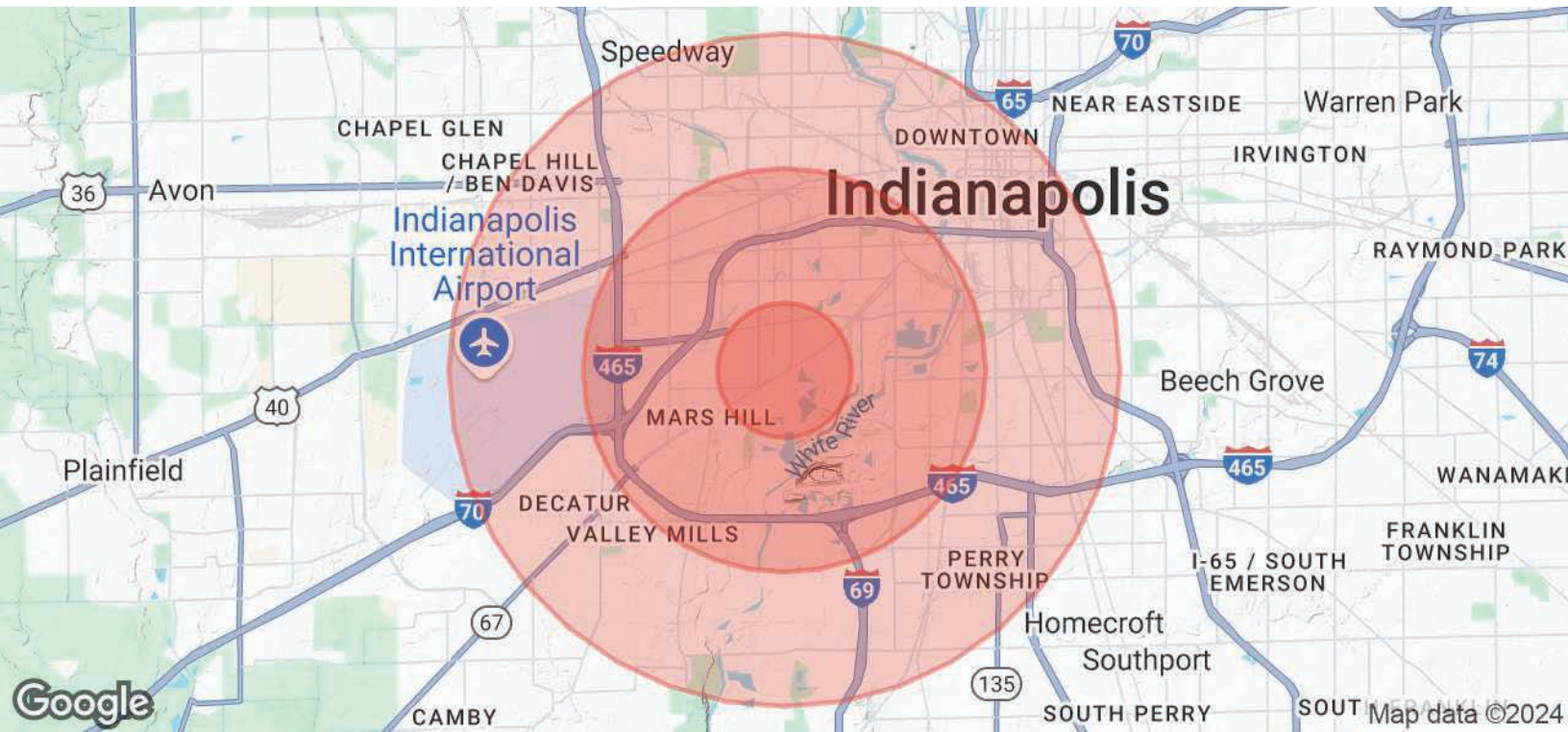
Area Retailers





22820 Kentucky Ave. Indianapolis, IN 46221

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,396	39,209	170,771
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	37	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,032	14,479	67,349
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$55,126	\$64,175	\$73,772
Average House Value	\$107,786	\$132,622	\$215,540

Demographics data derived from AlphaMap

