



Indianapolis Rd



7065 INDIANAPOLIS ROAD WHITESTOWN, IN

1 ACRE - RETAIL PARCEL FOR SALE

STRONGBOX
COMMERCIAL

Scott Brown
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**1 Acre**

1 Acre retail parcel in rapidly growing Whitestown, IN

**I-65 Access**

Future full roundabout access directly to the parcel
Great I65 visibility and access at Exit 130
Only 20 min to Indianapolis

Traffic Counts

I65 -- 84,250 VPD
Whitestown Parkway -- 23,577 VPD

**Location**

Adjacent to 240 apartments at **Nese Apartment Complex & Little League Central Region Complex** that attracts approximately **20,000-40,000 visitors** every summer for 40-60 baseball and softball games.

Future plan to build an approximately **200,000-square-foot fieldhouse** with an outdoor sports area, about **250 market rate apartments**, a nationally branded **hotel with at least 105 rooms**, an outdoor water sports and entertainment venue, at least **50,000 square feet of medical office space**, another **50,000 square feet of commercial and retail space**, and a potential 75 for-sale residential units.

The Future location of Arrow McLaren SP IndyCar Headquarters

**Growing Community**

Fastest population growth in the state
Over 860 multi-family residential units with another 200+ in progress

	1 Mile	3 Miles	5 Miles
Population	1,671	14,812	34,458
Average Household Income	\$159,466	\$125,220	\$146,156
Daytime Population (Age 16+)	1,978	8,679	18,670

2020 estimates. Source: Applied Geographic Solutions 4/2019, TIGER Geography

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