

Shelbyville Rd Land

6711 Shelbyville Rd, Indianapolis, IN 46237

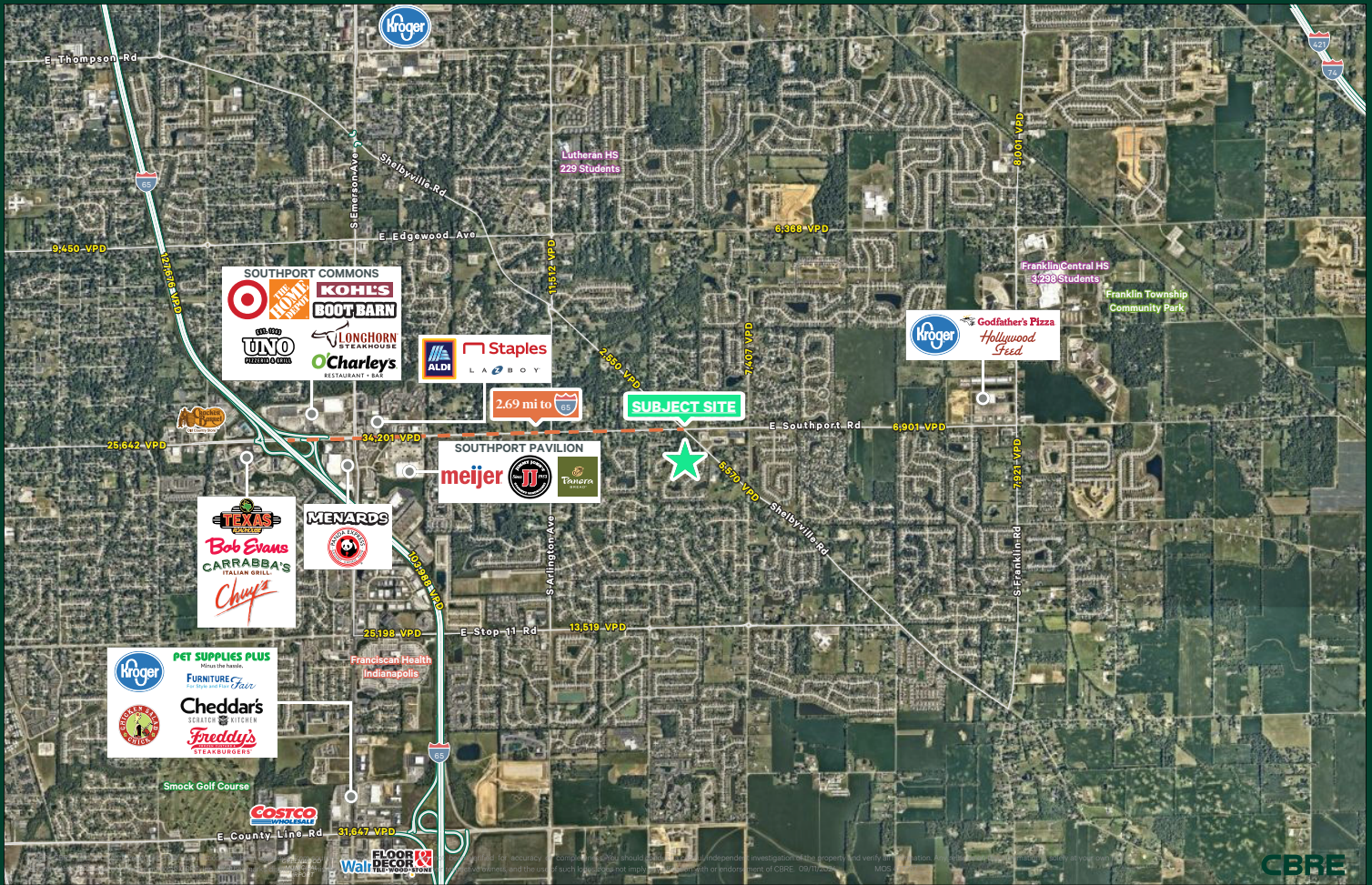
5 AC at Southport and Shelbyville Roads



Property Highlights

- + Currently Zoned D-A with possibility for rezoning to light commercial or moderate residential.
- + The population of Franklin township as of the 2020 census was 65,788 up from 32,080 in 2000. The twofold increase in population ranks Franklin Township as the fastest growing of Marion County's nine townships during that timeframe. The township has a median income of \$70,000.
- + A great property for a townhome project developer or a multitenant office, restaurant or retail building.
- + Primary utilities are available at the site as well as 420 feet of Shelbyville Road Frontage.
- + Site is close in proximity to a high traffic retail center and Bunker Hill Elementary School.
- + Five Points new retail center located within 0.5 miles of property on I-65/Southport Rd corridor
- + New construction next to Kroger on I-65/Southport Rd Corridor with tenants like; Starbucks, Taco Bell, Dunkin, McDonalds, Great Clips, Papa Johns and more

Land | For Sale



Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,665	59,985	158,400
Household	2,871	22,088	60,732
Household Income	\$108,113	\$106,990	\$87,380

Traffic Counts

Shelbyville Rd	5,679
E Southport Rd	34,201

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