

LAND FOR SALE

5505 N Post Road Indianapolis, IN 46216



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Two parcels of land for sale in Fort Harrison, adjacent to the Major General Emmett J. Bean Federal Center, a 1.6 million square foot facility with over 4,000 employees.

PROPERTY HIGHLIGHTS

- Land For Sale: Parcel #1: 1.25 Acres; Parcel #3: 1.0 Acre; Parcel #4: 0.6 Acre
- Zoned DP (Planned Development)
- Exposure to Over 43,220 Vehicles Per Day
- Adjacent to the Major General Emmett J. Bean Federal Center, a 1.6 Million Square Foot Facility with Over 5,000 Employees
- Located Across from Lawrence Village at the Fort, a 100-acre Mixed Use Project Encompassing Residential, Retail, Office and Entertainment Venues
- Also Nearby: Fort Harrison State Park, Ivy Tech Community College, YMCA, Indiana National Guard and Lawrence Community Park & Soccer Fields

DEMOGRAPHICS 3 MILES 5 MILES

	3 MILES	5 MILES
Total Population	80,328	191,485
Average HH Income	\$74,724	\$88,825
Businesses	3,518	9,747
Employees	28,017	85,555

TRAFFIC COUNTS

56th Street	27,826
Post Road	13,699



MIDLAND ATLANTIC PROPERTIES

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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