

LAND FOR SALE OR LEASE

10930 East 59th Street - Indianapolis, IN 46236



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

+/- 4.63 Acres of Development Ready Land Available For Sale or Lease at the Northwest Corner of 59th Street and Sunnyside Road in Indianapolis, Indiana

PROPERTY HIGHLIGHTS

- +/- 4.63 Acres, Divisible with Multiple Outlots Available
- Excellent Visibility to Pendleton Pike
- Exposure to Over 54,000 Vehicles Per Day at the Intersection of Pendleton Pike & Sunnyside Road
- Development Opportunity for Retail, Industrial, or Flex Users
- Zoning Allows for C4 and I3 Uses

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	61,659	153,241
Average HH Income	\$102,732	\$108,448
Businesses	2,589	7,058
Employees	17,808	56,113

TRAFFIC COUNTS

Sunnyside Road	14,720
Pendleton Pike / US 36	39,574



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Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

ALEX WENDT

Direct: 317.806.8483
Cell: 317.714.2820
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WILL BERENS

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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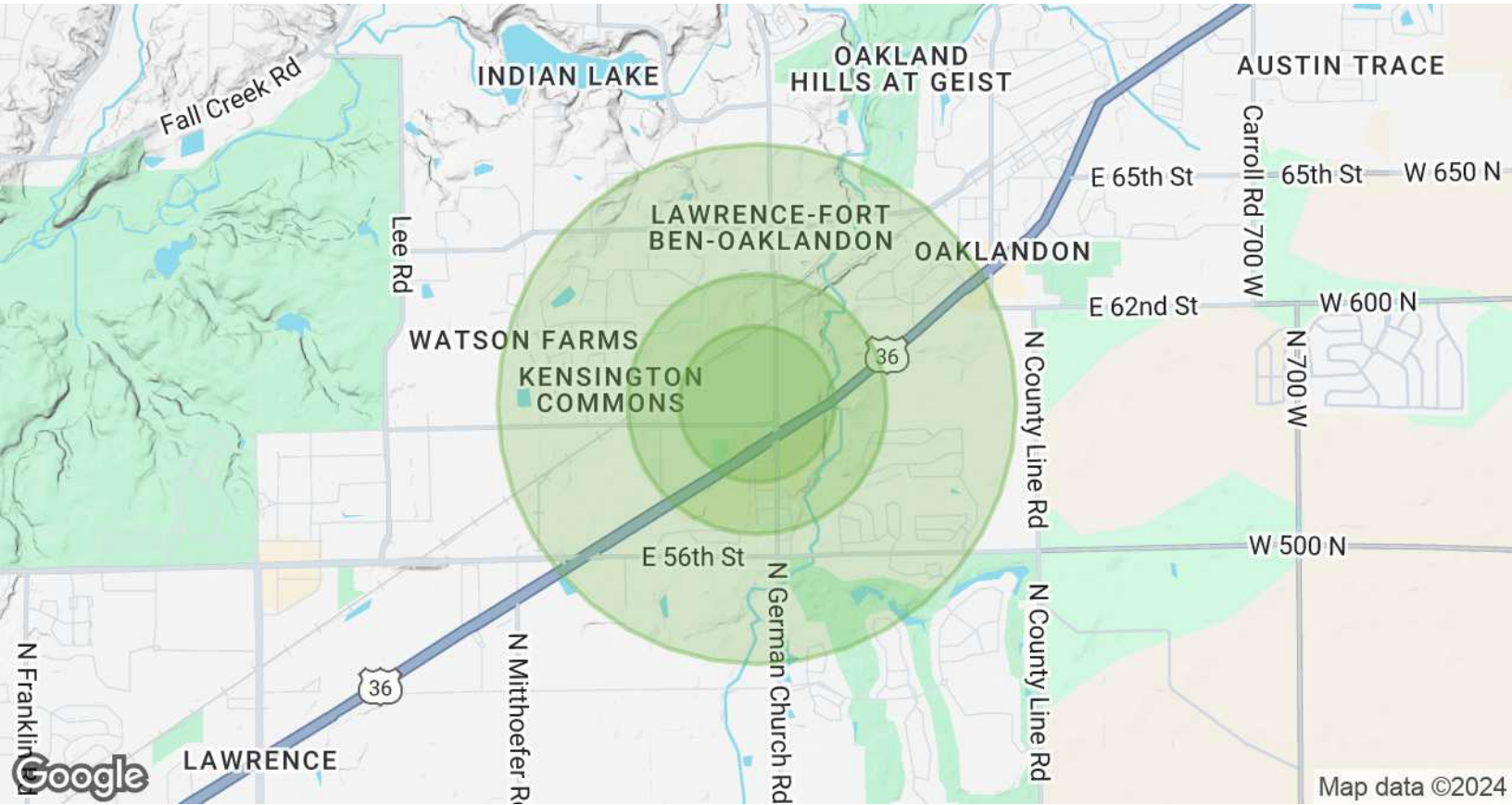
Google Earth

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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	6,915	61,659	153,241
Historical Annual Growth (2010-2020)	1.2%	1.0%	0.9%
Total Households	2,486	23,507	60,413
Median Home Value	\$244,576	\$229,885	\$249,895

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$131,235	\$98,081	\$101,730
Daytime Population (16+ years)	6,383	32,877	96,811
Total Businesses	479	2,589	7,058
Total Employees	5,032	17,808	56,113

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