

# RETAIL OUTLOTS FOR SALE

3919 MADISON AVENUE | INDIANAPOLIS IN

## PROPERTY HIGHLIGHTS

- Lot 1 - 1.207 Acres
- Lot 2 - 0.807 Acres
- Located on the hard corner of Madison Ave. & Hanna Ave.
- Hard to find C-7 zoning
- Zoned for gas station, C-store, Fast Food & More
- Close proximity to I-465 and US-31/East St.
- Sits adjacent to University of Indianapolis: 5,600 students

**CONTACT:**  
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UNIVERSITY SHOPPES

21 COMMERCIAL.

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## TRAFFIC COUNTS

- S. Madison Ave – 11,230 ADT
- Hanna Ave – 17,124 ADT

## DEMOGRAPHICS

Radius	Population	Income	Households
1 mile	13,034	\$69,112	4,624
3 mile	81,452	\$80,265	32,367
5 mile	228,642	\$88,707	93,581



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