

Clearwater Crossing

E. 82nd Street and Dean Road
Indianapolis, IN 46250

The
Broadbent
Company

PROPERTY SUMMARY

Region: Indiana / Marion County / City of Indianapolis

MSA: Indianapolis, IN

GLA: 108,602

Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	60,505	62,109	176,563	181,829	789,322	815,057
Daytime Population	92,559		266,671		881,837	
Households	29,653	30,592	82,168	84,937	323,933	336,201
Average HH Size	2.02	2.01	2.12	2.11	2.40	2.39
Average HH Income	\$113,301	\$130,227	\$122,871	\$140,507	\$117,660	\$134,740
Median HH Income	\$79,956	\$93,044	\$87,539	\$101,934	\$81,411	\$95,594
Per Capita Income	\$55,579	\$64,152	\$57,266	\$65,733	\$48,297	\$55,613

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
22,549	82nd Street	Dean Road	Allisonville Road
43,310	86th Street	Keystone Avenue	Keystone Crossing
142,964	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

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04/29/25