

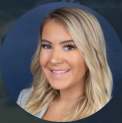


Royce Dr

LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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3650 NORTH MITTHOEFER ROAD, INDIANAPOLIS, IN 46235

VACANT LAND

FOR SALE \$339,000 |

LEGACYCREA.COM

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INDIANAPOLIS, IN

- 2.26 Acre Vacant Land Property Located in Indianapolis, IN
- 5,900+ People Reside within 1 Mile Radius of Site -
32,900+ People Reside within 3 Mile Radius of Site
- Projected +1.13% Population Growth in the Next 5 Years within 1 Mile Radius of Site
- 26,400+ Daytime Employees within 3 Mile Radius of Site
- Located in a Dense Retail Corridor Surrounded by Several National Tenants Including Walmart, Goodwill, Starbucks, McDonald's, and Many More

PROPERTY DETAILS

Land Area:	2.26 Acres
Price:	\$339,000
Price (PSF):	\$3.44



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



VACANT LAND

12,710 Vehicles Per Day

N Mitthoefer Rd

N Mitthoefer Rd

Royce Dr

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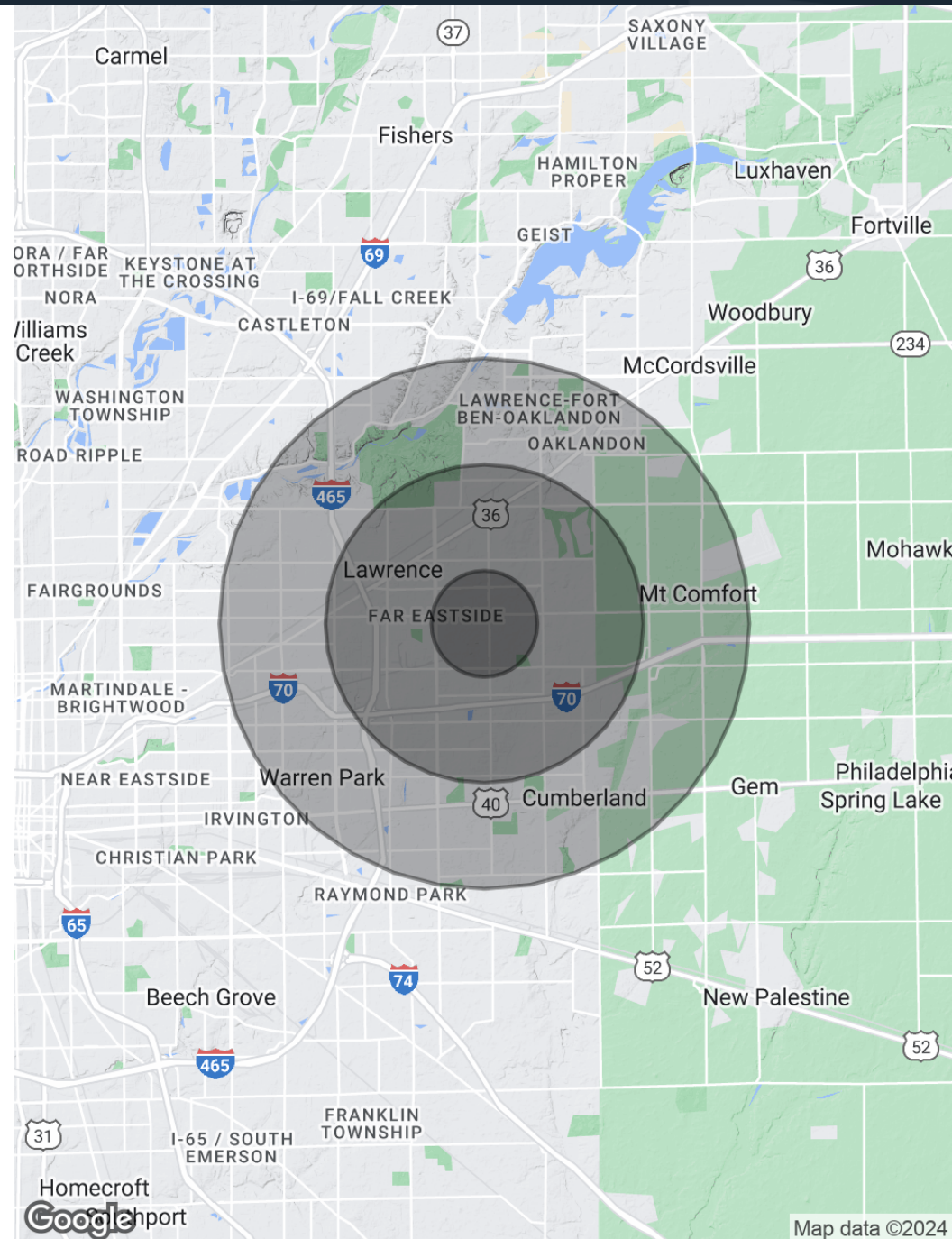
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Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,689	86,485	168,826
Average Age	33	36	38
Average Age (Male)	31	34	36
Average Age (Female)	34	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,954	32,945	65,117
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$39,863	\$54,749	\$64,440
Average House Value	\$151,035	\$183,838	\$211,065

Demographics data derived from AlphaMap



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