

FOR LEASE > LAND



# Belmont Industrial Land

217 S BELMONT AVE, INDIANAPOLIS IN 46222



## Property Highlights

- > 2.3 acres, mostly stoned
- > Zoned I-4
- > Great for outdoor storage users & trucking companies
- > Immediate interstate access to I-70
- > Close proximity to CBD
- > Adjacent to CSX rail
- > Will consider build-to-suit lease possibilities

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# Aerial



DEMOGRAPHICS	
<b>Population 2017</b>	
1 Mile	10,356
3 Miles	72,859
5 Miles	234,328
<b>Population Proj. 2022</b>	
1 Mile	10,527
3 Miles	76,293
5 Miles	242,684
<b>AVG. Household Income 2017</b>	
1 Mile	\$38,087
3 Miles	\$50,370
5 Miles	\$54,101
<b>Total Households 2017</b>	
1 Mile	3,646
3 Miles	29,443
5 Miles	92,640
<b>Households Proj. 2022</b>	
1 Mile	3,680
3 Miles	31,013
5 Miles	95,856

## Contact

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