

AVAILABLE

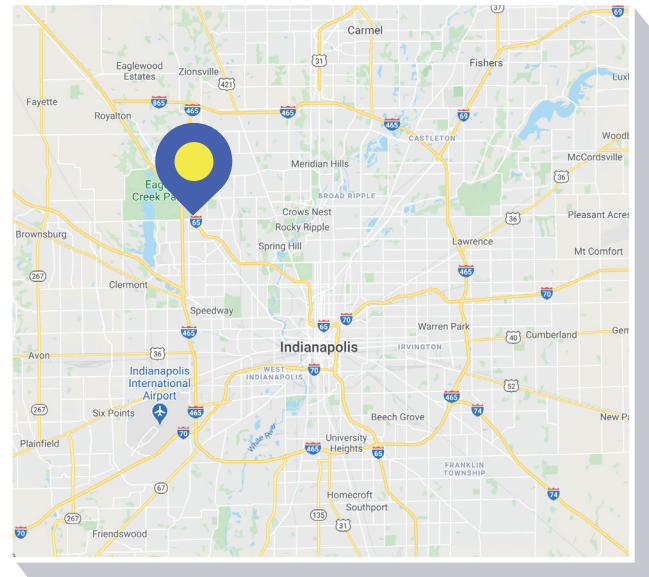


## 4954 Lafayette Road

INDIANAPOLIS, IN 46254

### PROPERTY HIGHLIGHTS

- 0.74+ acres available
- Easy in/out access on busy Lafayette Rd
- Easement agreement with neighboring strip center allowing drive thru access (*Pylon signage available at the corner of Lafayette Rd / 65 on ramp*)
- Zoned C3 commercial with all utilities to site
- Located just north of Centre West; Walmart anchored shopping center





# 4954 Lafayette Road

INDIANAPOLIS, IN 46254

## AERIAL LOOK



| DEMOGRAPHICS<br>SNAPSHOT – (2024) | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------------------|----------|----------|----------|
| POPULATION                        | 12,697   | 92,680   | 204,603  |
| DAYTIME POPULATION                | 6,164    | 64,666   | 149,093  |
| HOUSEHOLDS                        | 5,288    | 37,996   | 82,244   |
| MEDIAN HOUSEHOLD INCOME           | \$53,111 | \$61,237 | \$66,275 |
| AVG. HOUSEHOLD INCOME             | \$66,774 | \$83,387 | \$89,586 |



# 4954 Lafayette Road

INDIANAPOLIS, IN 46254

## SITE PLAN

