

SALE/LEASE



RETAIL

1240 EAST STOP 11 ROAD



1240 EAST STOP 11 ROAD, INDIANAPOLIS, IN 46227

PROPERTY OVERVIEW

Outstanding site on busy street and intersection with strong demographics. Drawing from a powerful trade area that includes Greenwood Park Mall and many great retailers and restaurants. Neighboring operators include Walmart, Portillo's, Burlington, At Home, PetSmart, McDonald's, City Barbecue, Dunkin' and McAlister's.

PROPERTY HIGHLIGHTS

- Great site for fast food with drive thru
- Outstanding Opportunity for Vehicle Related Business.
- Great visibility & traffic counts: 38,500 VPD on US 31 & 19,500 VPD on Stop 11 Rd
- Former Bank Branch
- Zoned C4
- Parking Ratio: 44 : 1,000

SALE PRICE SUBJECT TO OFFER

LEASE RATE NEGOTIABLE

Lot Size:	21,950 SF
Building Size:	900 SF



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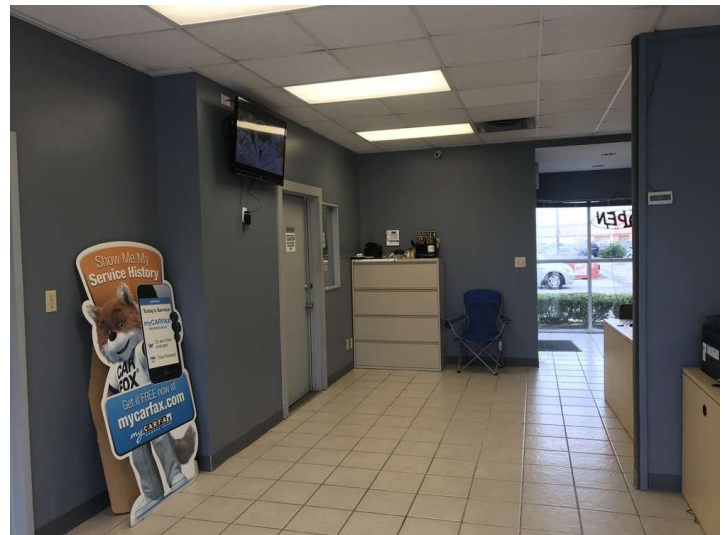


DEMOGRAPHICS MAP & REPORT

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RETAIL



POPULATION

Total Population

1 MILE

12,603

3 MILES

79,891

5 MILES

186,504

HOUSEHOLDS & INCOME

Average HH Income

1 MILE

\$48,837

3 MILES

\$62,059

5 MILES

\$62,875

**Sites USA 2023 Estimates with 2028 Projections*

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