

Clearwater Village

4600-4700 E. 82nd Street
Indianapolis, IN 46250



PROPERTY SUMMARY

Region: Indiana / Marion County / City of Indianapolis
MSA: Indianapolis, IN
GLA: 48,374

Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	59,319	60,329	174,554	177,876	791,853	818,433
Daytime Population	115,769		257,314		887,920	
Households	29,284	29,952	81,424	83,402	326,065	338,304
Average HH Size	2.00	1.99	2.12	2.11	2.39	2.39
Average HH Income	\$113,937		\$127,417		\$122,156	
Median HH Income	\$76,196	\$84,936	\$89,389	\$103,211	\$83,255	\$97,143
Per Capita Income	\$56,321	\$62,617	\$59,444	\$66,001	\$50,306	\$55,955

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
23,137	82nd Street	Dean Road	Allisonville Road
29,976	82nd Street	Allisonville Road	I-465
149,338	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN.

04/17/26

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