

Pendleton Pike Outlots

10320 Pendleton Pike, Indianapolis, IN 46236



Property Information

- + Secure a spot alongside Dutch Bros coming late 2026! A prime 1.15-acre is now available on Pendleton Pike. Capitalize on high traffic and established customer draw!
- + 35,000+ Average Daily Traffic
- + Pendleton Pike Full-Access Ingress & Egress
- + Tier-1 Positioning
- + Drive-Thru Option

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	7,878	69,874	168,474
Households	2,905	25,728	65,504
Household Income	\$91,870	\$83,513	\$95,854
Daytime Population	9,233	55,912	172,987

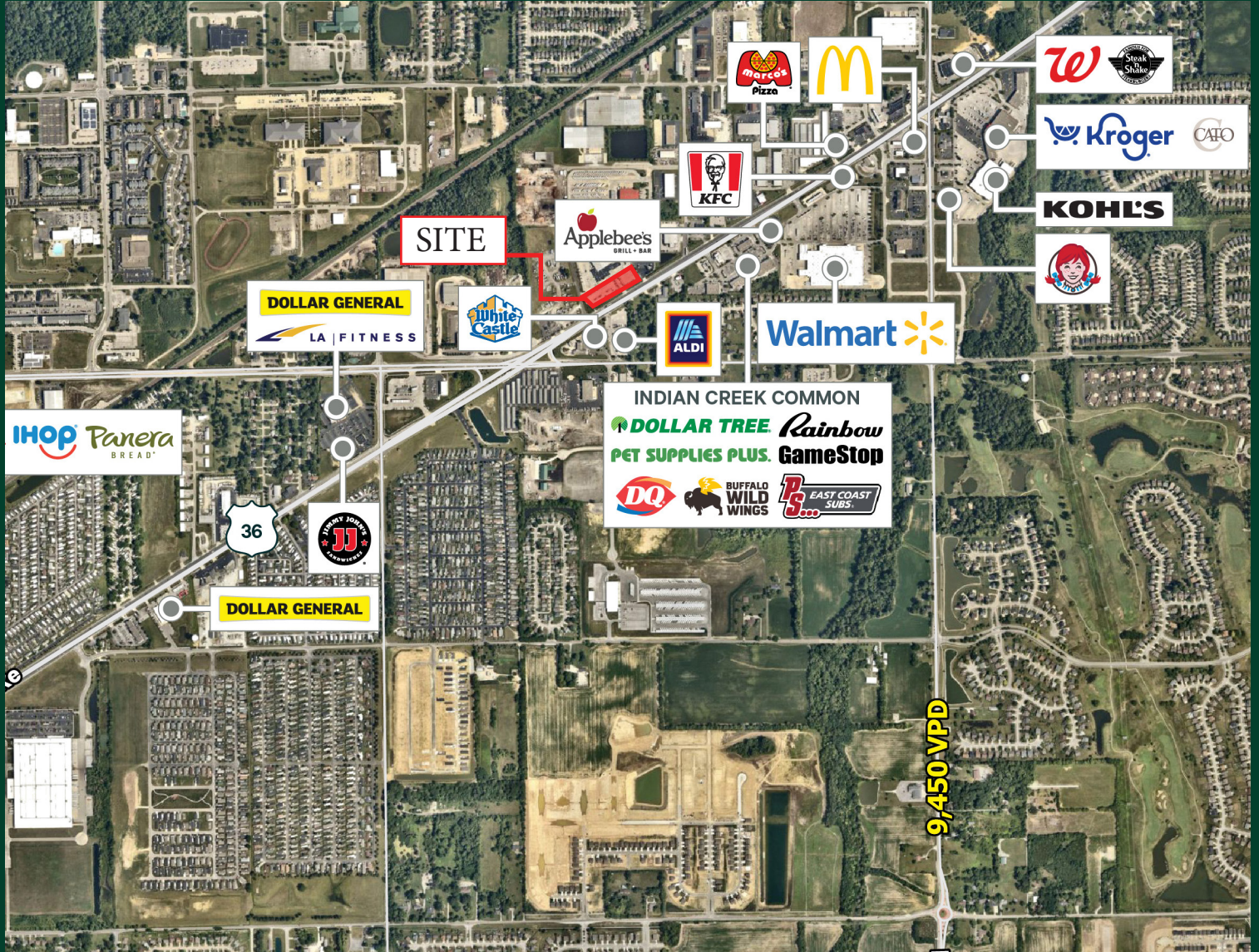
Traffic Counts

Pendleton Pike	35,577 VPD
E 56th St	13,557 VPD

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For Lease

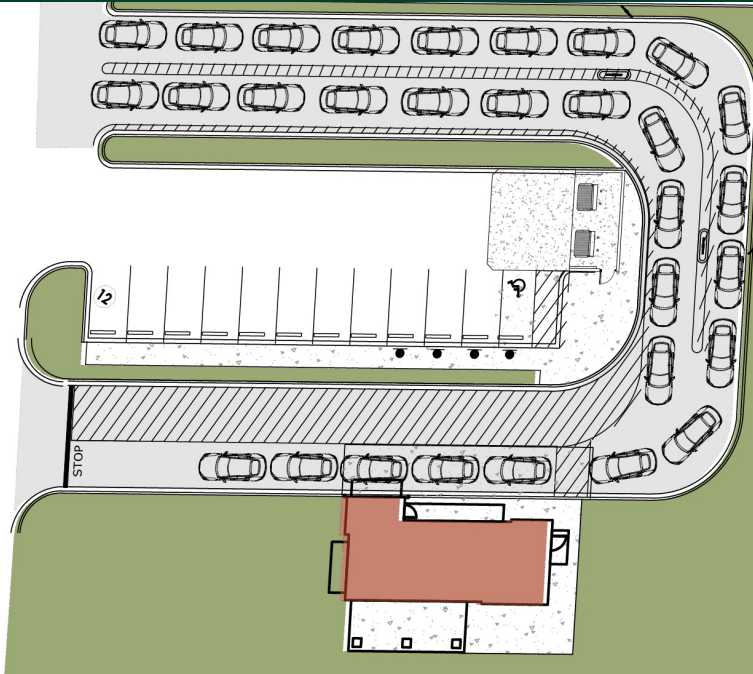


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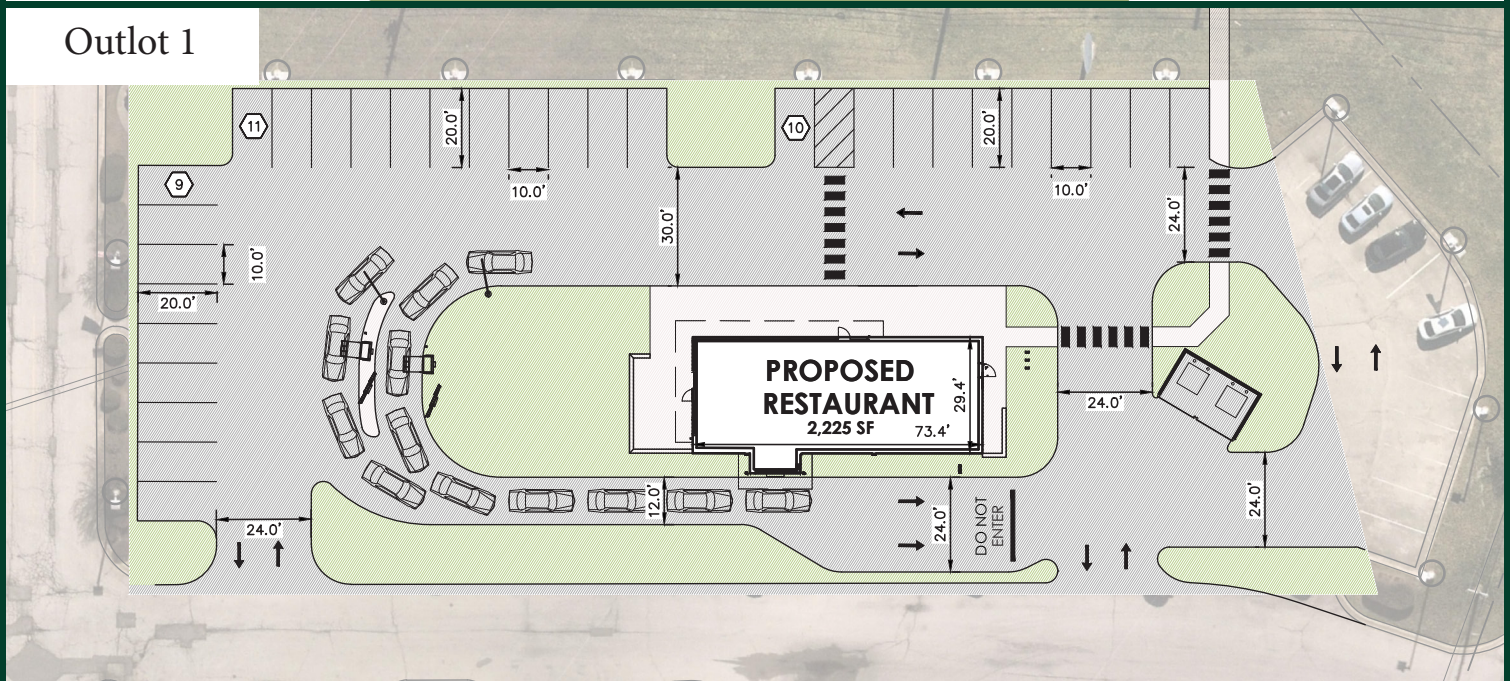
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For Lease

Outlot 2



Outlot 1



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