

# Retail Development Site

E 96th & Hague Road, Indianapolis, IN



## Property Information

- + Well located +/- one acre retail development site near the I-69/96th Street Interchange on Indianapolis' northeast side
- + Strong surrounding daytime population driven by site's proximity to Roche Diagnostic's North American Headquarters (3,000+ Employees)
- + Site has direct frontage and visibility from I-69
- + Nearby retailers include Home Depot, Walmart, and Meijer
- + Average daily traffic counts of 137,183 along I-69, 41,303 along 96th Street, and 12,665 along Hague Road
- + C-4 Zoning

## Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	6,066	58,475	160,991
Population Growth	-0.09%	0.60%	0.41%
Household Income	\$90,247	\$114,350	\$135,469
Daytime Population	15,857	102,993	213,818

## Traffic Counts

	VPD
96th Street	41,303
I - 465	137,183

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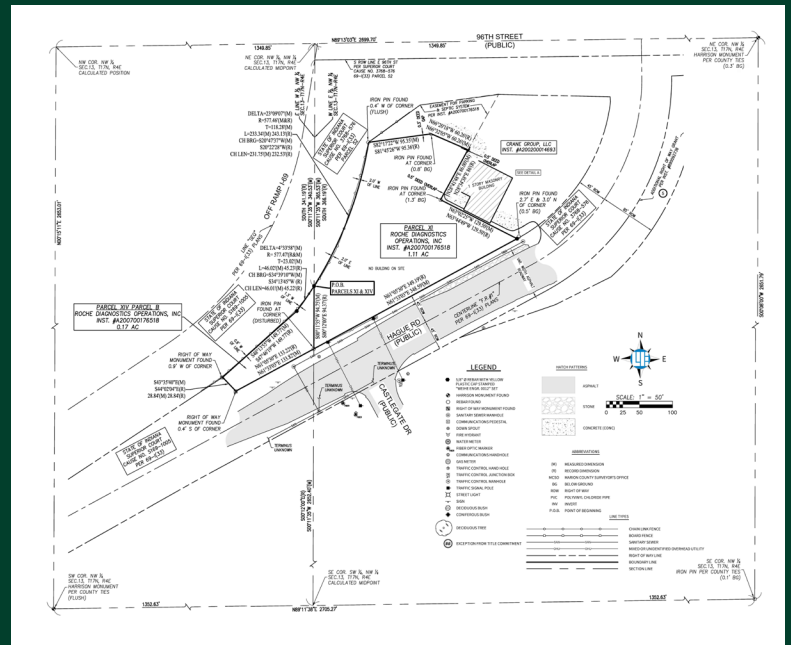
# For Sale



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