



AmeriPlex Land

Indianapolis, IN 46241



PROPERTY DESCRIPTION

Prominent Lots Available For Sale in the AmeriPlex Business Park. Ideal locations for QSR, Gas, or Office/Flex.

Developed by Holladay Properties, which is home to over 10,000 employees in a wide range of occupations, from manufacturing and logistics to data centers. AmeriPlex Indianapolis was the first Indiana business park recognized as a certified "Wildlife Friendly Habitat" by the Indiana Wildlife Federation.

Sites offer highly visible site boasting prominent exposure along SR 67 with an ADT of 26,603.

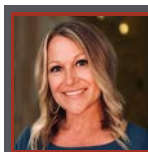
PROPERTY HIGHLIGHTS

- Highly Visible along SR 67
- Located 5 Miles from the Indianapolis Int'l Airport
- Located within AmeriPlex Business Park | Indianapolis developed by Holladay Properties
- Easily Accessible to I-70 and I-465

OFFERING SUMMARY

Sale Price:	Contact Broker
Total of Lot Sizes:	3.51 Acres
Lot 1 Size:	1.20 Acres
Lot 2 Size:	1.00 Acres
Lot 3 Size:	1.31 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,007	9,188	31,199
Total Population	2,813	26,114	85,753
Average HH Income	\$99,798	\$91,658	\$91,532



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Conceptual Drawings





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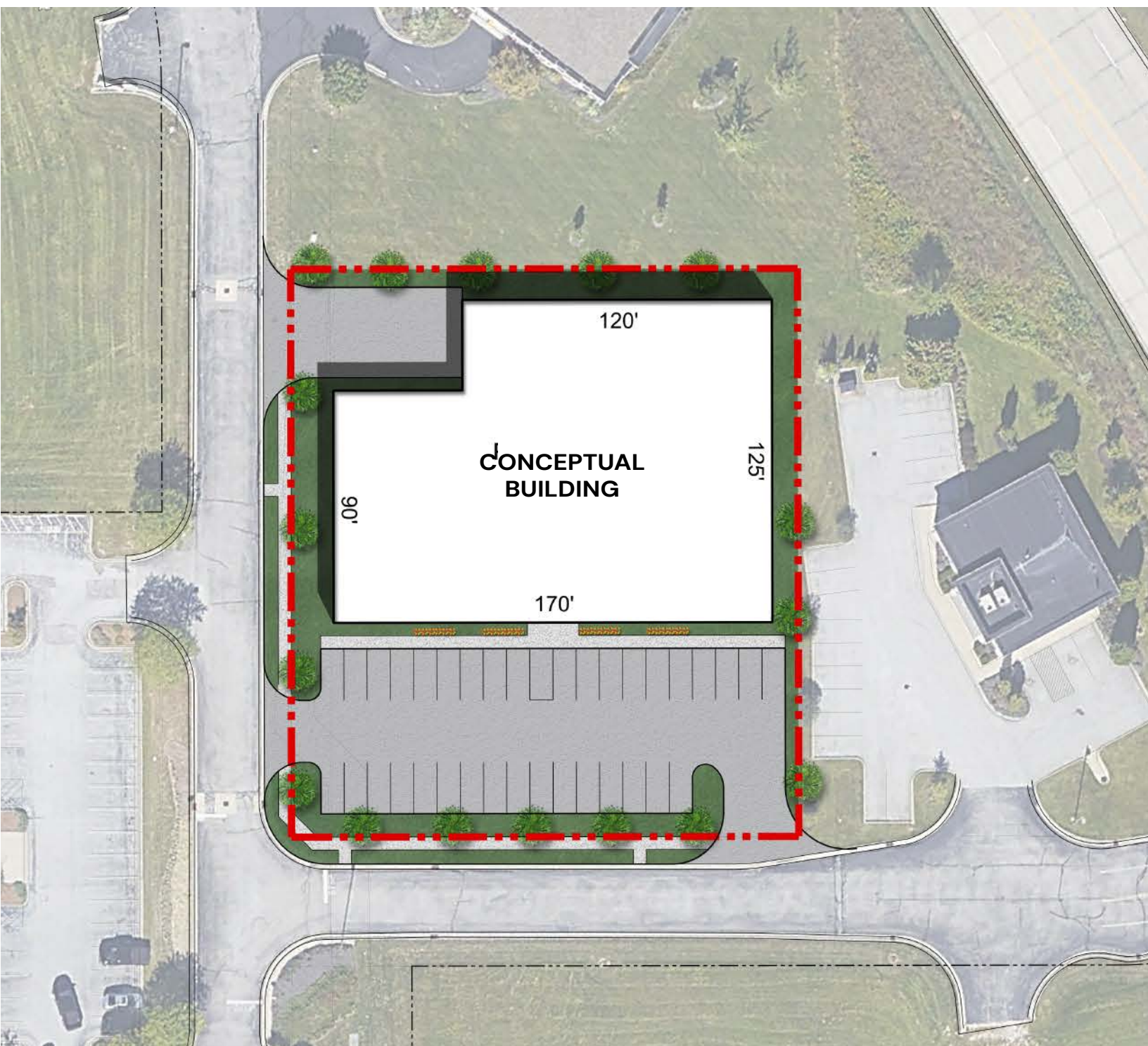
Lot 1





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Lot 2





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Lot 3





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Looking Southeast



Looking North





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Looking Southwest



Looking West

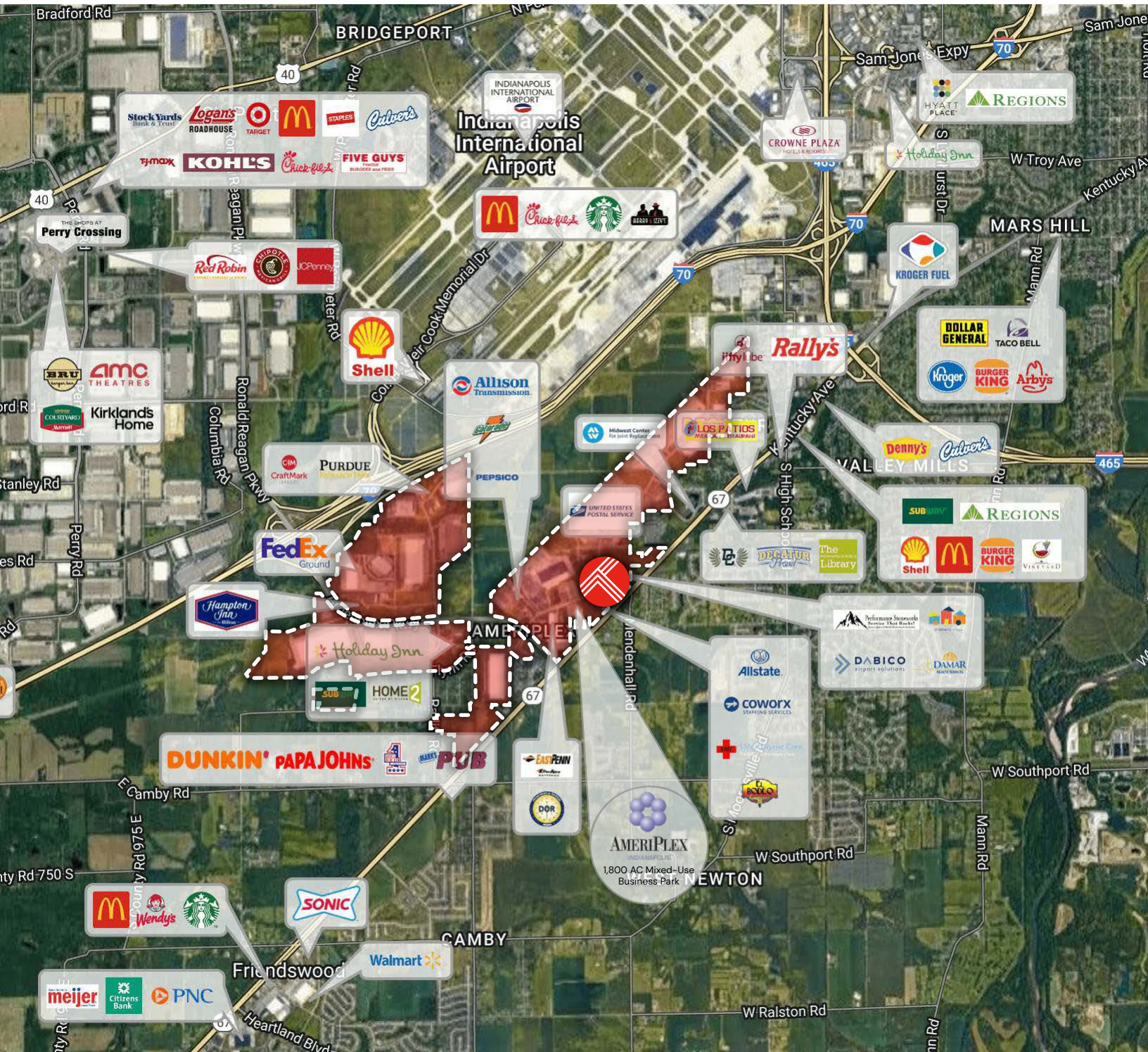




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Surrounding Businesses

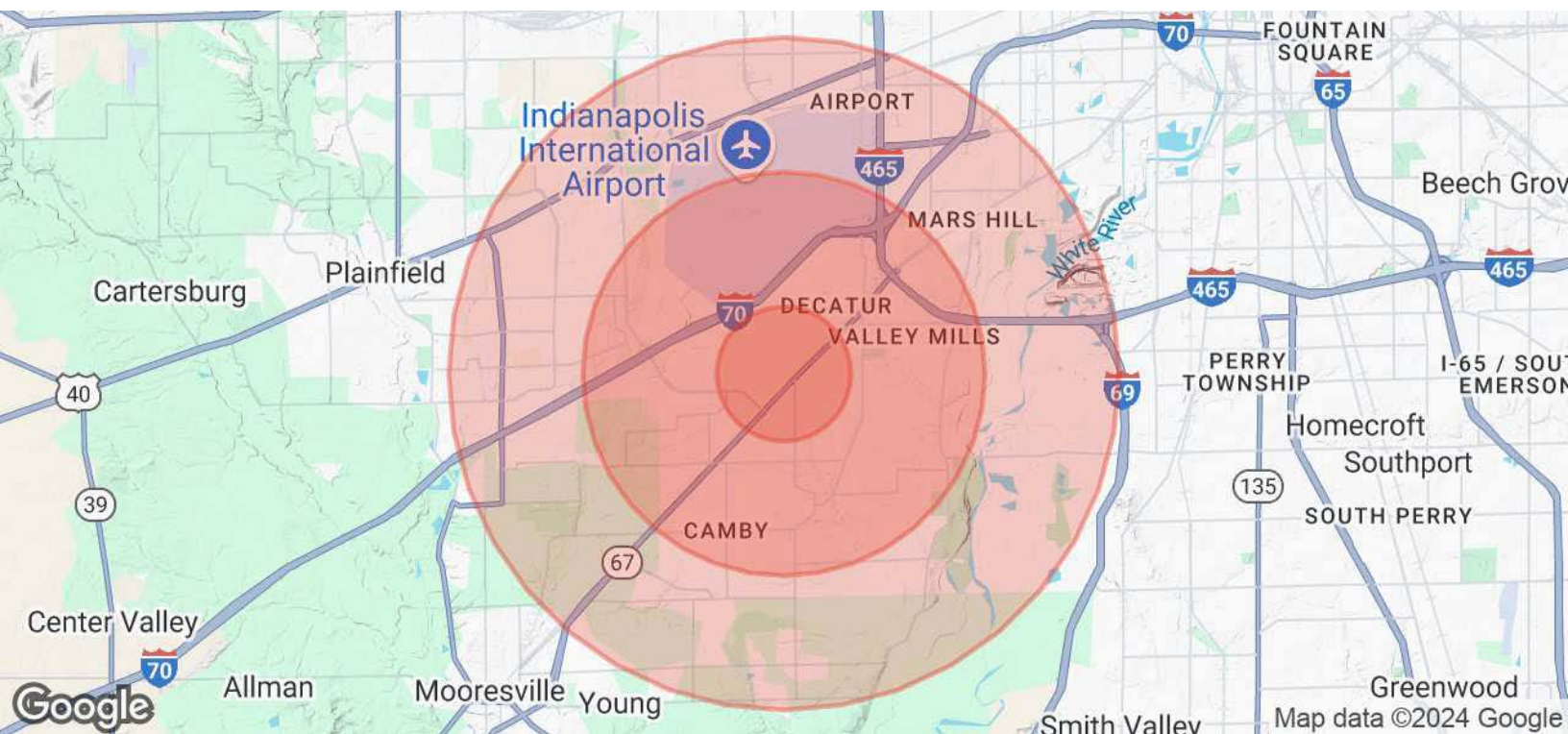




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,813	26,114	85,753
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,007	9,188	31,199
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$99,798	\$91,658	\$91,532
Average House Value	\$256,303	\$232,968	\$222,176

Demographics data derived from AlphaMap

