

FOR SALE



VELO INDY

REAL ESTATE COMPANY



+/- 2.23 Acre Land Parcel Outlots

Property Highlights

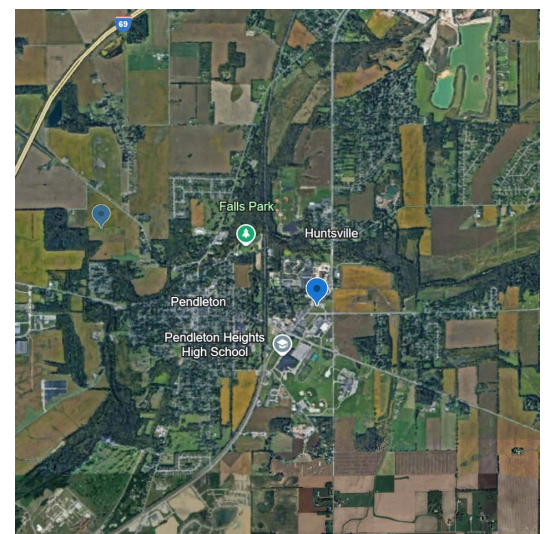
- Two parcels available with access to US 36.
- Lot 1 - Corner of US-36 & IN 38: 1 ACRE
- Lot 2- Located on US -36 :1.23 ACRES
- Zoned Commercial with ability to rezone
- Heavy traffic count daily of over 16,000 vehicles

Demographics	2 mile	3 mile	5 mile
2020 Households	2,654	3,563	7,416
2020 Population	6,954	12,145	21,575
Avg Household Income	\$99,654	\$99,808	\$90,829

US-36 Outlots

Pendleton, IN

46064



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Two parcels available for sale as a package. Located along the bustling US-36 corridor connecting I-69 to the town of Pendleton, this versatile commercial site offers an outstanding opportunity for businesses or investors seeking visibility with exceptional frontage and convenience in Pendleton's growing commercial sector.

Just 25 miles northeast of Indianapolis, Pendleton is a vibrant town combining small-town appeal with dynamic economic growth. Positioned along I-69, Pendleton offers easy access to Indianapolis, making it an attractive location for commuters, businesses, and investors seeking proximity to the city's resources without the congestion. Pendleton's economy is expanding rapidly, supported by new residential and commercial developments catering to the town's growing population.

Camilo Colonia
Principal Broker
(C) 317-313-1355
c.colonia@veloindy.com

Will Coleman
VP of Development
(C) 317-586-5136
w.coleman@veloindy.com

