

SALE



LAND

96TH ST & HAVERSTICK RD



PROPERTY OVERVIEW

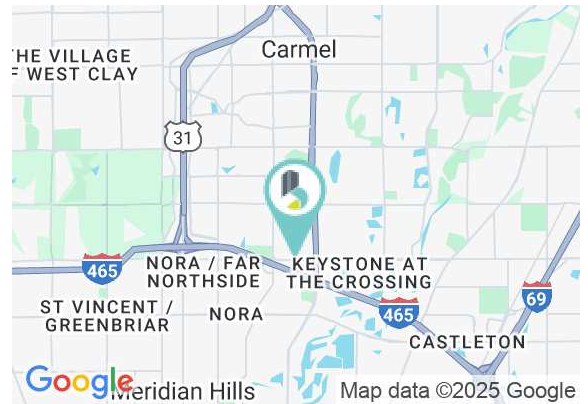
± 2.67 acres on the NW corner of 96th and Haverstick. In the desirable city of Carmel, this property sits next to one of the highest trafficked retail corridors in the Indianapolis MSA. Seconds away from new "The Edge" and "Nook Nine" apartments, Keystone Ave., and the I-465, the site is ideally suited for neighborhood retail. Contact broker for pricing and additional information.

PROPERTY HIGHLIGHTS

- ± 2.67 acres in Carmel, IN
- Excellent hard corner commercial lot
- Ideally suited for neighborhood retail (i.e. daycare)
- Immediate access to N Keystone Ave. (74k+ VPD) and I-465
- Strong surrounding demographics

SALE PRICE	SUBJECT TO OFFER
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Lot Size: ± 2.67 Acres



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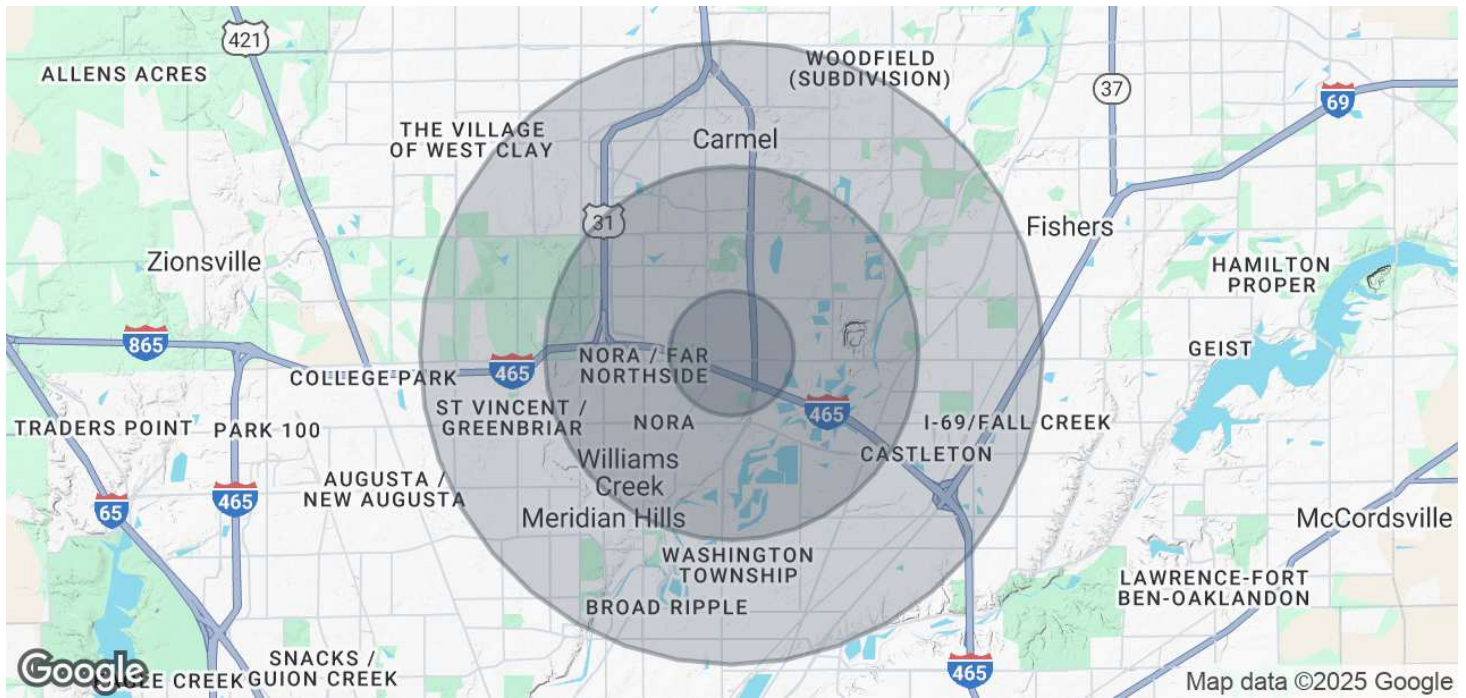
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,212	55,914	178,916
Average Age	41	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,770	26,707	81,096
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$119,061	\$124,328	\$135,270
Average House Value	\$393,910	\$469,831	\$441,921

Demographics data derived from AlphaMap

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