



7510-7520 US 31 S
Indianapolis, IN

Prime development site for retail, office,
or medical users along the US 31 corridor

Land for sale

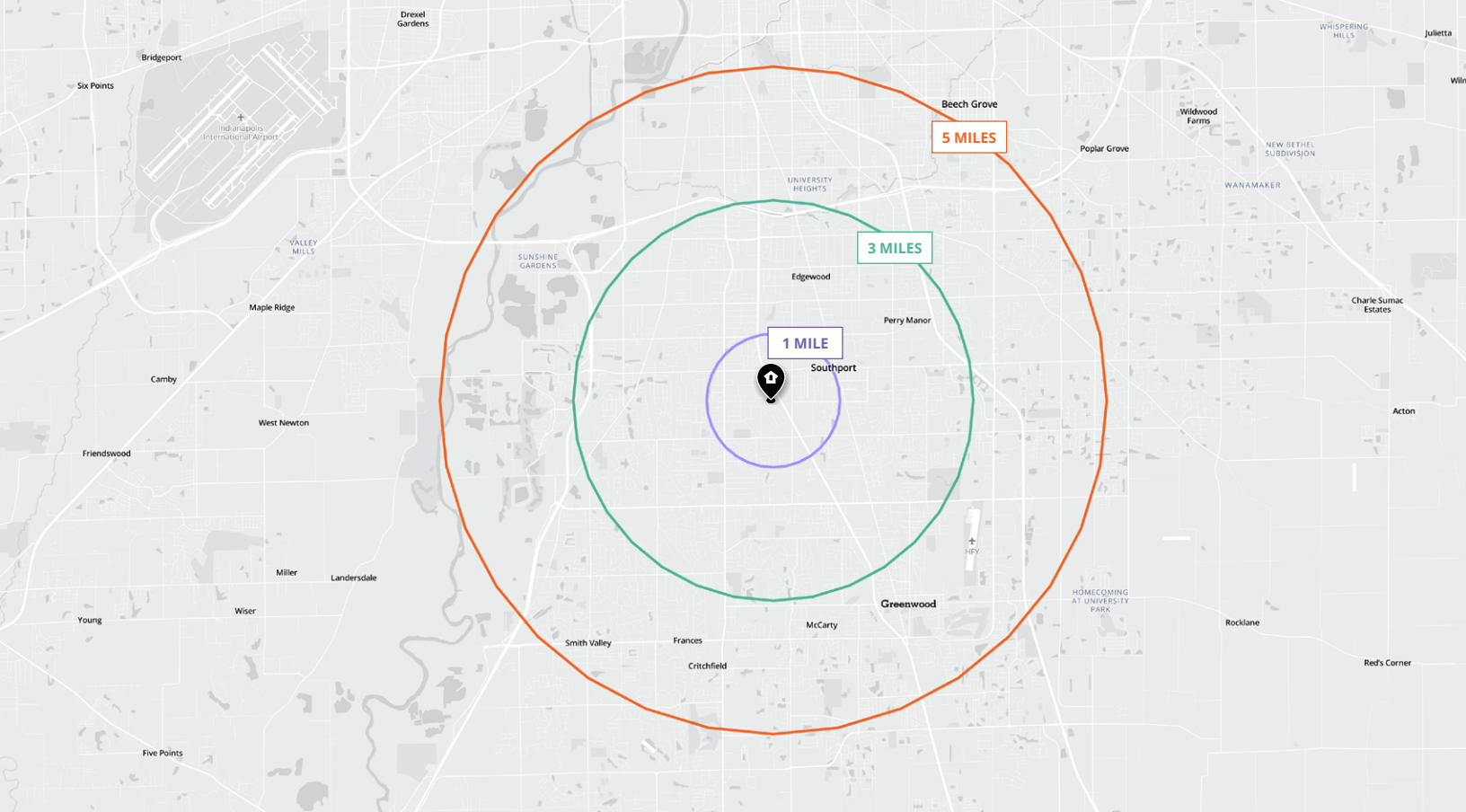




| | Lot A | Lot B | Lot C | Lot D | Lot E | Lot F | Lot G |
|-----------|------------|------------|------------|------------|------------|--------------|------------|
| Site size | 1.03 acres | 1.03 acres | 0.99 acres | 0.41 acres | 0.41 acres | 1.04 acres | 0.11 acres |
| Zoning | D2 & DA | D2 & DA | DA | DA | D2 | C1, D2, & DA | C1 & DA |

- 5.02± acres of prime development land
- 350+ feet of high-visibility frontage along US 31
- Two existing curb cuts for easy ingress and egress
- Quick access to a signalized intersection with 37,000+ vehicles per day
- Less than two miles from Greenwood Park Mall and major retail amenities
- Located across from Southport Center, a 255,384 sf community center, anchored by a Walmart Supercenter





1 MILE

3 MILES

5 MILES

POPULATION

| | | | |
|-----------------------------|--------|--------|---------|
| 2024 Total Population | 10,988 | 87,666 | 197,211 |
| 2029 Population Projection | 10,785 | 87,244 | 198,716 |
| Median Age | 35.6 | 36.6 | 36.5 |
| Bachelor's Degree or Higher | 27% | 26% | 28% |

HOUSEHOLDS

| | | | |
|----------------------------|-------|--------|--------|
| 2024 Total Households | 4,418 | 34,441 | 77,239 |
| 2029 Household Projection | 4,334 | 34,302 | 77,894 |
| Owner Occupied Households | 2,117 | 20,443 | 47,120 |
| Average Household Size | 2.5 | 2.5 | 2.5 |
| Average Household Vehicles | 2 | 2 | 2 |

INCOME

| | | | |
|--------------------------|----------|----------|----------|
| Average Household Income | \$77,696 | \$81,161 | \$85,678 |
| Median Household Income | \$61,354 | \$64,763 | \$67,277 |

HOUSING

| | | | |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$208,333 | \$192,682 | \$195,258 |
| Median Year Built | 1969 | 1976 | 1981 |



SOUTHPORT CENTER

Walmart Supercentre Aaron's

GameStop KeyBank

DOLLAR TREE

OUTBACK STEAKHOUSE TAKE 5 IHOP

SOUTHPORT PLAZA

petco MATTRESS FIRM

BOB'S DISCOUNT FURNITURE SHOE CARNIVAL White Castle

GREENWOOD PLACE

at home Burlington

PETSMART FIFTH THIRD

City BARBUE noodles McALISTER'S DELI

FIVE GUYS SUBWAY McDonald's

tropical CAFE cricket wireless jiffylube

AutoZone BEST ONE



STOP 11 RD

**For more information,
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