

Clearwater Shoppes

E. 82nd Street and Dean Road
Indianapolis, IN 46250



PROPERTY SUMMARY

Region: Indiana / Marion County / City of Indianapolis
MSA: Indianapolis, IN
GLA: 45,937

Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	60,267	61,222	176,309	180,101	792,498	818,056
Daytime Population	94,439		273,151		887,457	
Households	29,716	30,381	82,408	84,593	326,284	338,147
Average HH Size	2.01	2.00	2.11	2.10	2.39	2.38
Average HH Income	\$117,990		\$127,310		\$122,011	
Median HH Income	\$78,879	\$88,781	\$88,411	\$102,226	\$83,105	\$96,915
Per Capita Income	\$58,258	\$64,812	\$59,618	\$66,250	\$50,254	\$55,894

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
29,976	82nd Street	Allisonville Road	I-465
23,137	82nd Street	Dean Road	Allisonville Road
44,441	86th Street	Keystone Avenue	Keystone Crossing
149,338	I-465	1 Mile East of Keystone Avenue	1 Mile East of Keystone Avenue

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04/17/26

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