

River Ridge Crossing

4705-4825 East 96th Street, Indianapolis, IN 46240



**Former Restaurant
3,209 SF**

FOR LEASE

TRAFFIC COUNTS

96th Street - 34,525 ADT
River Ridge Drive - 8,232 ADT

- 3,209 sf available - Restaurant space
- Strong daytime demographics with high daily traffic counts on 96th Street
- Precedent Office Park .5 miles away with 1.2 million square feet and Keystone Crossing Office with 1.4 million square feet
- Excellent location for retail or medical users
- Tremendous incomes within this market area

CONTACT

McCrea Property Group
for more
information

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,591	\$90,452	3,756	11,346
3 Mile	58,069	\$119,485	27,680	65,148
5 Mile	174,268	\$137,738	80,091	164,442

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