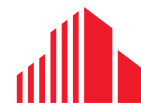




## Property Highlights

- Only ±1.5 acres left of former Emmis land site in rapidly-growing Whitestown, IN
- New I-65 Interchange nearby
- Utilities and detention in place
- Great I-65 Visibility and access
- Zoned MU\_COR (Mixed-Use)



**CUSHMAN &  
WAKEFIELD**

### Bo Leffel

Vice Chair

Direct +1 317 639 0441

bo.leffel@cushwake.com

One American Square, Suite 1800

Indianapolis, IN 46282 | USA

Main +1 317 639 6363

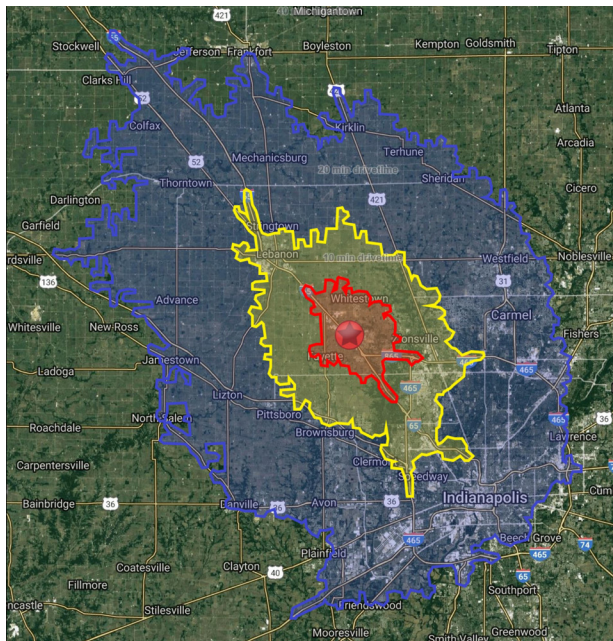
Fax +1 317 639 0504

[cushmanwakefield.com](http://cushmanwakefield.com)

**Conceptual Only**



**Demographics**



- 10 Min Drivetime
- 20 Min Drivetime
- 40 Min Drivetime

**Traffic Counts**

I-65	88,305 VPD
Whitestown Parkway	32,452 VPD

Source: Indiana Department of Transportation

	1 Mile	3 Miles	5 Miles
Population	2,779	17,909	37,426
Average Household Income	\$107,976	\$139,562	\$174,331
Daytime Population (Age 16+)	1,301	7,992	17,689

2023 estimates. Source: Applied Geographic Solutions 11/2023, TIGER Geography

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