

Property Highlights

- ±150 acres of land
- Zoned DA
- City utilities located directly west of the creek along the western edge of the property
- Asking \$3,900,000





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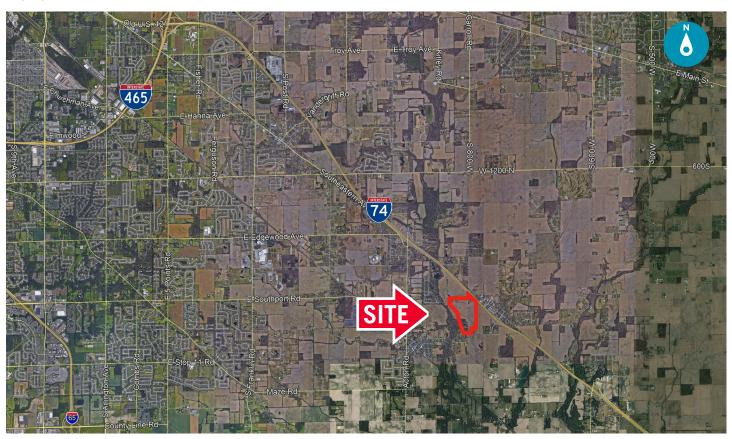
cushmanwakefield.com



±150 Acres

7100 Carroll Road, Indianapolis, IN

Aerial



Demographics

	3 Miles	5 Miles	10 Miles
Population	7,458	33,492	271,379
Average Household Income	\$114,696	\$143,988	\$96,220
Daytime Population (Age 16+)	3,232	12,209	153,116

 $2023\ estimates.\ Source:\ Applied\ Geographic\ Solutions\ 4/2023,\ TIGER\ Geography$

Traffic Counts

26 VPD
5.

 $2022\ AADT$

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