

E 96th Street



CORPORATION DRIVE

East 96th Street & Interstate 69
Indianapolis, IN 46256

±1.25 ACRES



PROPERTY HIGHLIGHTS

Interstate visibility

Divisible

Close proximity and easy access to I-69 & I-465

High profile neighbors include The Home Depot, Walmart, Kohl's, Meijer

Close proximity to Roche headquarters with over 4,000 employees

Utilities and infrastructure in place

Zoned for general commercial use

Sale price: \$562,500

HIGHEST AND BEST USE

Restaurant

Medical Office

Retail

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AERIAL/LOCATION MAP



Drive Time Demographics

	5 Min	10 Min	15 Min
Population	17,073	96,615	228,840
Household Income	\$88,179	\$126,051	\$134,852
HH w/+2 vehicles	40%	45.8%	45.6%

Traffic Counts

East 96th Street	42,234
Interstate 69	143,565

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