



Uptown Village Land Site

9502 Uptown Drive, Indianapolis, IN 46256

±1.625 ACRES



PROPERTY HIGHLIGHTS

- Prominent NE Indy location
- Close proximity and easy access to I-69 & I-465
- High profile neighbors include The Home Depot, Walmart, Kohl's, Meijer
- 70,000 households within 5 miles
- Utilities and infrastructure in place
- Zoned for general commercial use
- Sale price \$568,750

HIGHEST AND BEST USE

- Light Industrial
- Auto Repair Shop
- 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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