

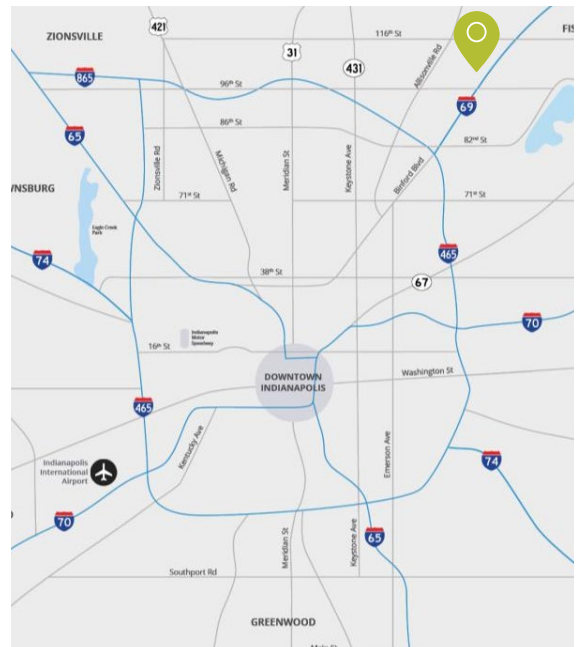


For Sale ±3.21 acres

## 0 Crosspoint Blvd Indianapolis (Fishers), IN

### Property Highlights

- ±3.21 acres along Interstate 69
- Site cleared and ready for development
- Mature area with nearby retail, housing, and infrastructure
- Current PUD zoning allows for many uses including: retail, office, distribution, and hotel
- 22 miles to Indianapolis City Center and 33 miles to Indianapolis International Airport
- Strategically located on Interstate 69 with easy access to 465
- 1/4 mile from the Fishers, Indiana 106th St. exit to IN-69
- Suburban and urban amenities at arm's length
- High growth area
- [Click for drone footage](#)





# Aerial Overview



## Demographics

	1 Mile	3 Miles	5 Miles
Population	4,509	60,509	168,603
Ave. HH Income	\$122,742	\$124,100	\$146,509
Daytime Population	10,676	64,994	147,172

## Average Daily Traffic

I-69	135,865 vpd
Crosspoint Boulevard	5,022 vpd
106 <sup>th</sup> Street	12,612 vpd
E 96 <sup>th</sup> Street	60,466 vpd

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