

— LIST PRICE —

\$1,500,000

DEVELOPMENT OPPORTUNITY

12345 PENDLETON PIKE
INDIANAPOLIS, IN 46236

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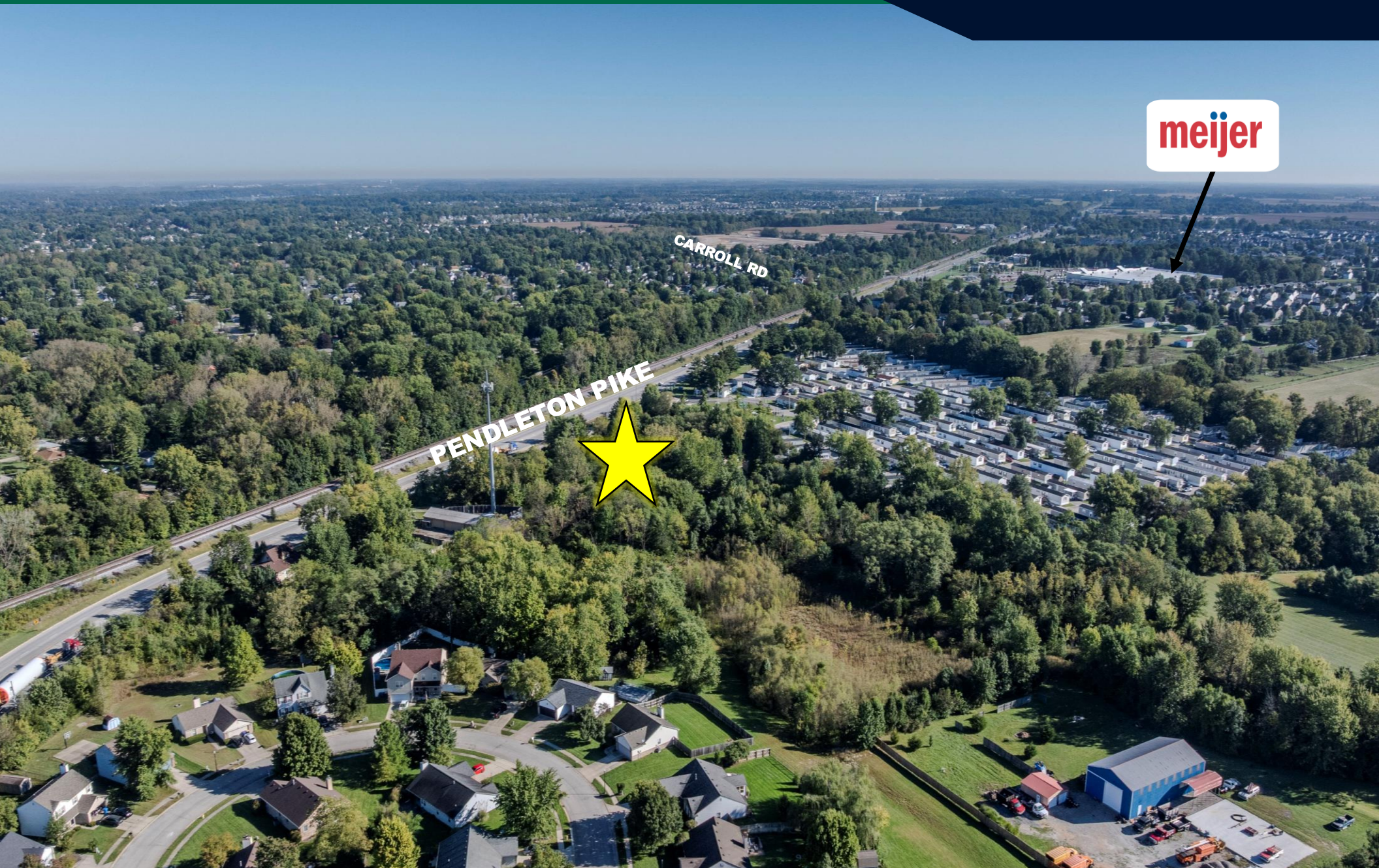


PROPERTY HIGHLIGHTS

- 6.545-acre development site with approximately 4.5 net acres
- ±630 feet of frontage along Pendleton Pike
- 19,600 vehicles per day along Pendleton Pike
- Potential self-storage, warehouse and light-manufacturing uses
- Approximately ½ mile southwest of the Meijer/Carroll Road intersection
- Approximately 2 miles northeast of Walmart, Kroger and Kohl's
- Population of 42,352 within 3 miles and 118,640 within 5 miles
- Median household income of \$122,100 within 3 miles and \$107,900 within 5 miles



meijer

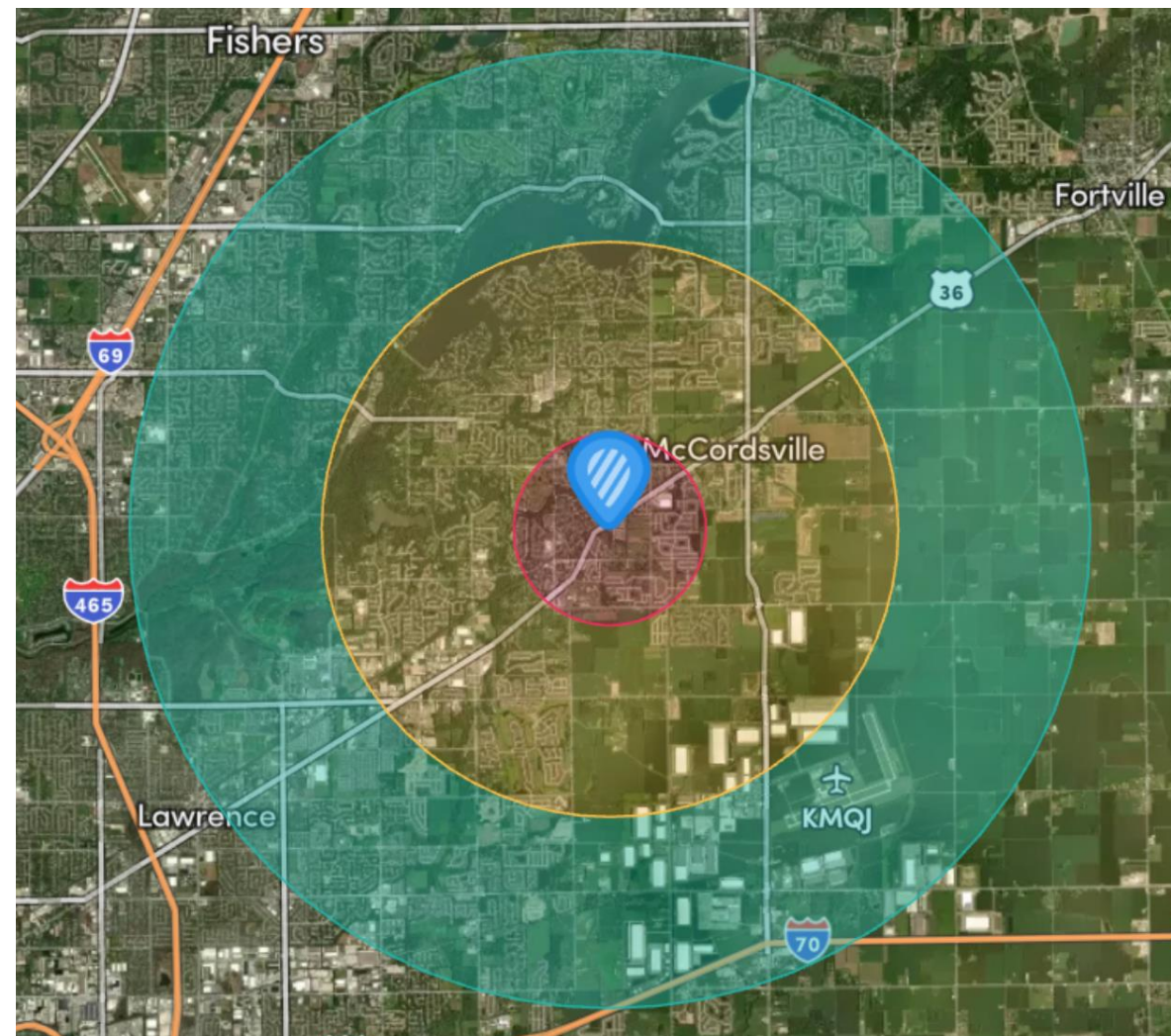




OAKLANDON RD

PENDLETON PIKE

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,573	20,454	57,085
Female	3,790	21,898	61,555
Total Population	7,363	42,352	118,640

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,440	8,211	24,920
Ages 15-24	882	5,311	15,582
Ages 25-54	2,995	16,139	45,400
Ages 55-64	981	5,965	15,360
Ages 65+	1,065	6,725	17,376

Income	1 Mile	3 Miles	5 Miles
Median	\$97,100	\$122,100	\$107,900
< \$15,000	107	470	2,805
\$15,000-\$24,999	57	420	2,418
\$25,000-\$34,999	80	596	2,681
\$35,000-\$49,999	215	975	3,647
\$50,000-\$74,999	497	2,145	6,539
\$75,000-\$99,999	521	2,373	5,761
\$100,000-	693	3,572	7,926
\$150,000-	278	2,041	4,791
> \$200,000	346	3,016	7,466

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,907	16,208	46,675
Occupied	2,795	15,607	44,034
Owner Occupied	2,306	13,678	32,774
Renter Occupied	489	1,929	11,260
Vacant	113	601	2,641