



AVAILABLE

FOR SALE/LEASE

5454 S EAST STREET
INDIANAPOLIS, IN 46227
MARION COUNTY

EAST & EPLER
±1.24 ACRE SITE

PROPERTY HIGHLIGHTS

VACANT GROUND AVAILABLE FOR SALE OR FOR GROUND LEASE
ZONING COMMERCIAL C-3
JUST NORTH OF U.S 31 EPLER AVENUE INTERSECTION
0.5 MILE SOUTH OF I-465
DAILY TRAFFIC COUNT 35,746 VEHICLE PER DAY ON
EAST STREET & U.S 31

DEMOGRAPHICS

	1mi	3mi	5mi
Avg. Household Income	60,401	63,671	67,974
Daytime Population	6,639	50,351	138,409
Households	3,475	29,302	77,615
Population	8,431	74,649	197,844

MAJOR RETAILERS

WALGREENS	IU HEALTH PHYSICIANS	TACO BELL
SPEEDWAY	WENDY'S	BOB EVANS
BP GAS STATION	COMFORT INN	RED LOBSTER
BIG RED LIQUORS	HOLIDAY INN EXPRESS	SUPER 8
MCDONALDS	CVS PHARMACY	STARBUCKS
MARTIN FINE FURNITURE		

