



## AVAILABLE

FOR SALE | DEVELOPMENT OPPORTUNITY

±1 ACRE COMMERCIAL PARCEL

**7716 N MICHIGAN ROAD INDIANAPOLIS, INDIANA 46286**

**7716 N MICHIGAN ROAD** PRESENTS A RARE OPPORTUNITY TO ACQUIRE APPROXIMATELY ±1 ACRE OF **COMMERCIALLY ZONED LAND** IN ONE OF NORTHWEST INDIANAPOLIS' MOST ESTABLISHED AND ACTIVE BUSINESS CORRIDORS. POSITIONED ALONG HIGHLY VISIBLE MICHIGAN ROAD, THE PROPERTY OFFERS EXCEPTIONAL FRONTAGE, ACCESSIBILITY, AND REDEVELOPMENT POTENTIAL FOR A VARIETY OF RETAIL, OFFICE, MEDICAL, SERVICE, AND COMMERCIAL USES.

SURROUNDED BY NATIONAL RETAILERS, ESTABLISHED BUSINESSES, AND DENSE RESIDENTIAL GROWTH, THE SITE PROVIDES DIRECT ACCESS TO I-465, I-65, DOWNTOWN INDIANAPOLIS, AND THE PARK 100 EMPLOYMENT CORRIDOR. WITH C-3 ZONING ALREADY IN PLACE AND A STRATEGIC LOCATION ALONG A MAJOR THOROUGHFARE, THIS OFFERING PRESENTS AN IDEAL OPPORTUNITY FOR DEVELOPERS, INVESTORS, AND OWNER-USERS SEEKING A HIGHLY VISIBLE INFILL LOCATION IN A PROVEN COMMERCIAL MARKET.

# PROPERTY OVERVIEW

**7716** N MICHIGAN ROAD

**\$600,000** ASKING PRICE

**±1 ACRE** FOR SALE

**C-3** COMMERCIAL ZONING

**LAND** PROPERTY TYPE

**MARION** COUNTY



## THE PROPERTY

SALE PRICE | **\$600,000**  
LAND SIZE | **±1.00 ACRE PARCEL**  
PROPERTY TYPE | **LAND**  
AVAILABILITY | **IMMEDIATE**  
SALE TYPE | **INVESTMENT OR OWNER/USER**  
ZONING | **C-3 COMMERCIAL**  
FRONTAGE | **MICHIGAN ROAD**  
SITE CONDITION | **DEVELOPMENT OPPORTUNITY**  
COUNTY | **MARION COUNTY**  
LOCATION | **NORTHWEST INDIANAPOLIS**

## PROPERTY HIGHLIGHTS

COMMERCIAL DEVELOPMENT SITE  
C-3 ZONING ALLOWS A VARIETY OF COMMERCIAL USES  
STRONG FRONTAGE ALONG N MICHIGAN ROAD  
EXCELLENT VISIBILITY & EXPOSURE  
EASY ACCESS TO I-465 & I-65  
MINUTES TO DOWNTOWN INDIANAPOLIS  
NEAR PARK 100 BUSINESS CORRIDOR  
IDEAL FOR RETAIL, OFFICE, MEDICAL, OR SERVICE USERS  
INFILL REDEVELOPMENT OPPORTUNITY  
SURROUNDED BY ESTABLISHED RESIDENTIAL & COMMERCIAL DEVELOPMENT  
UTILITIES AVAILABLE IN AREA

INTERSTATE ACCESS



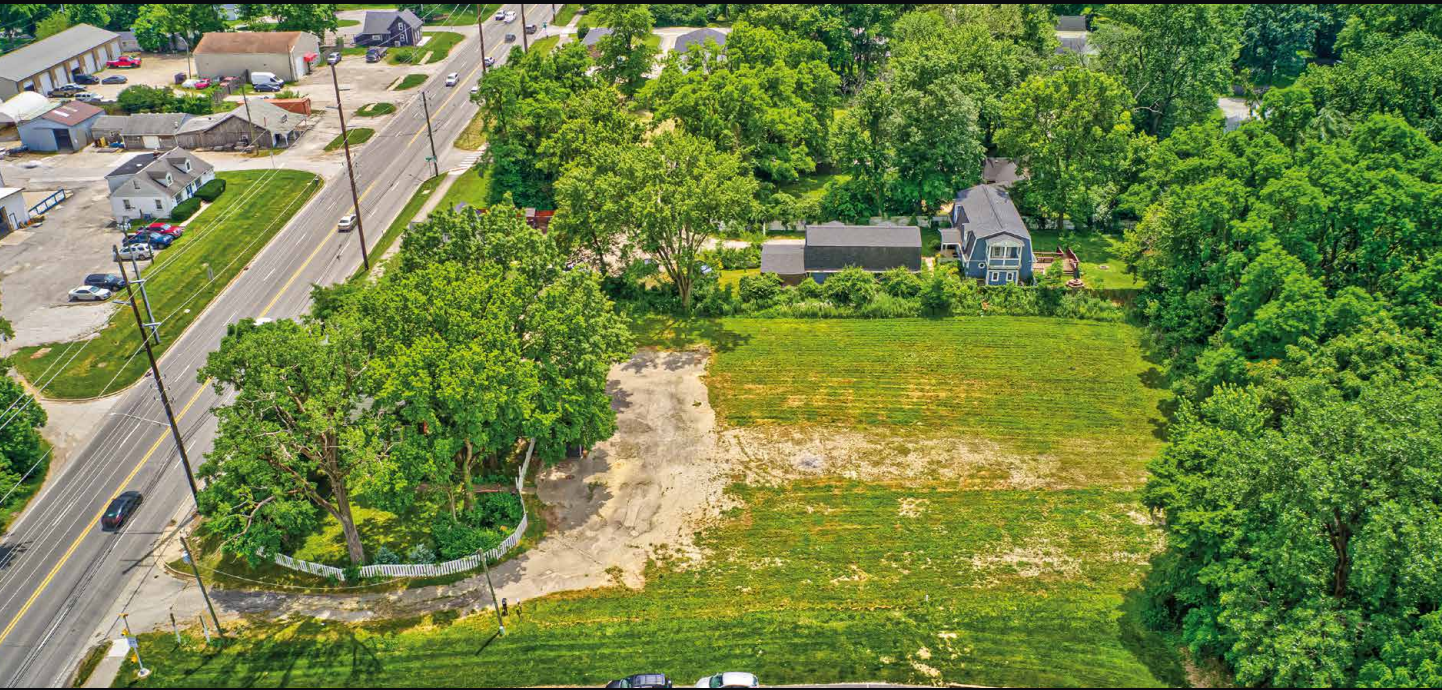
TRAFFIC COUNTS

N MICHIGAN ROAD | **33,530** VPD

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**DEMOGRAPHICS**

POPULATION AND HOUSING	1mi	3mi	5min Drive
POPULATION	12,205	71,583	275,306
HOUSEHOLDS	4,630	30,567	115,187
MEDIAN AGE	32.30	37.20	36.70
MEDIAN HH INCOME	\$56,906	\$71,407	\$74,059
DAYTIME EMPLOYEES	1,977	59,129	145,214
POPULATION GROWTH ('25-'30)	0.40%	0.07%	1.68%
HOUSEHOLD GROWTH ('25-'30)	0.37%	0.03%	1.61%

**MAJOR RETAILERS**



# INDIANAPOLIS, INDIANA



INDIANAPOLIS, THE INDUSTRIAL ANCHOR OF INDIANA, IS ALSO RECOGNIZED AS ONE OF THE COUNTRY'S MOST STRUCTURALLY VIABLE BUSINESS HUBS. THE CITY OFFERS NUMEROUS CLASS I RAILWAY INTERSECTIONS, INTERSTATE CORRIDORS, DIRECT ACCESSIBILITY TO INTEGRAL PORT SYSTEMS, AND MULTIPLE CARGO AIRPORTS. THESE TRANSPORTATION RESOURCES MAKE DELIVERING PRODUCTS AND INFORMATION TO CUSTOMERS NATIONWIDE EASY. ACCORDING TO THE GOVERNOR OF INDIANA, ERIC J. HOLCOMB, COMPANIES WNEED A PLACE OF FINANCIAL AFFORDABILITY, STABILITY, AND A REDUCED REGULATORY BURDEN. FOR THESE REASONS, INDIANAPOLIS' INDUSTRIAL ECONOMY CONTINUES TO EXPERIENCE AN UPWARD TREND OF MIGRATING AND EXPANDING COMPANIES. OVER THE YEARS, THE UNYIELDING ADVANCEMENT OF LOGISTICAL INFRASTRUCTURE HAS TRANSFORMED THE CITY INTO AN ADVANTAGEOUS LOCATION FOR SUPPLY DISTRIBUTION, ATTRACTING SOME OF THE NATION'S TOP INTERMODAL CARRIERS LIKE XPO LOGISTICS, FEDEX, AND J.B. HUNT. THESE BUSINESSES HAVE STRATEGICALLY PLACED THEIR OPERATIONS TO EXTEND THEIR MARKET REACH, REDUCE INVENTORY, AND IMPROVE THEIR BOTTOM LINE.

**AAA**

STATE IS RATED BY  
STANDARD & POORS

**+5%**

POPULATION INCREASE  
IN THE LAST 5 YEARS

**+10%**

NEW JOBS IN THE  
LAST 5 YEARS

**9%**

LOWER COST OF LIVING  
THAN CHICAGO

## INDIANA'S TOP BUSINESS FACILITIES RANKINGS

- #1 MANUFACTURING JOBS (% OF WORKFORCE)
- #1 MANUFACTURING OUTPUT (% OF GDP)
- #2 AUTOMOTIVE
- #9 EV INDUSTRY
- #7 AGRIBUSINESS
- #9 BEST BUSINESS TAX CLIMATE
- #6 MEDTECH/MEDICAL DEVICES
- #7 OUTDOOR RECREATION

## #9 AMERICA'S TOP STATE FOR DOING BUSINESS - CNBC 2025

CNBC: 3RD COST OF DOING BUSINESS & 2ND COST OF LIVING

FIVE FORTUNE 500 COMPANIES ARE HEADQUARTERED IN INDIANA

**\$1T** INVESTMENT BY TECH COMPANIES  
OVER THE NEXT 5 YEARS

**#1** PHARMACEUTICAL  
EXPORTS IN THE U.S.

**\$13B** INVESTMENT DEVELOPMENT  
EV BATTERY TECHNOLOGY



### INDIANA PORTS - UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon



### INDIANA RAIL - A STRONG TRACK RECORD

- 3 Class I systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating - 7th in carloads handled - 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateway



### INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S.
- 11th year named "Best Airport in North America"



### INDIANA AIRPORTS - LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



### INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (Inland Freight Distribution Cluster)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic

**1st** in U.S. for manufacturing output

**1st** best state to start a business

**2nd** # Manufacturing Jobs (% of workforce)

**3rd** leading state in biotechnology exports

## INDIANA'S TOP PROJECTS

COMPANY	LOCATION	INVESTMENT
ELI LILLY AND COMPANY	BOONE COUNTY	\$3.7 BILLION
GENERAL MOTORS-SAMSUNG SDI	ST. JOSEPH COUNTY	\$3 BILLION
ENTEK	TERRA HAUTE	\$1.5 BILLION
GENERAL MOTORS	FORT WAYNE	\$632 BILLION
STELLANTIS	N/A	\$155 BILLION

## #2 STATE IN THE COUNTRY TO START A BUSINESS - FORBES

#1 IN THE MIDWEST IN THE COUNTRY TO START A BUSINESS 2024 - FORBES

NEW BUSINESS APPLICATIONS ACROSS INDIANA ROSE BY 13% BETWEEN DECEMBER 2022 AND DECEMBER 2023

THE STATE HAS AN ACTIVE PORTFOLIO OF OVER 400 INDIANA STARTUPS, MAKING IT THE MOST ACTIVE EARLY-STAGE INVESTOR IN THE GREAT LAKES REGION

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# ABOUT BRIGHTPOINT REAL ESTATE

BRIGHTPOINT REAL ESTATE HAS REDEFINED THE BUSINESS OF REAL ESTATE, MODERNIZING AND ADVANCING THE INDUSTRY BY FOSTERING A CULTURE OF PARTNERSHIP IN WHICH ALL CLIENTS AND LISTINGS ARE REPRESENTED IN A COLLABORATIVE ENVIRONMENT BY OUR EXPERT AGENTS.

OUR EXPERTS OFFER A PERSONALIZED SERVICE IN ALL ASPECTS OF THE REAL ESTATE INDUSTRY. WE REPRESENT CLIENTELE WHO BUY, BUILD, OCCUPY AND INVEST IN A VARIETY OF ASSETS INCLUDING OFFICE, INDUSTRIAL, RETAIL, MULTI-FAMILY, AND LAND REAL ESTATE.

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