

# Northbrook

86th Street & Ditch Road, Indianapolis, IN 46260



## FOR LEASE or FOR SALE

### TRAFFIC COUNTS

86th Street - 44,406 ADT  
Ditch Road - 17,173 ADT

### CONTACT

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- Outlot available .86 AC - Zoned C-4
- Outlot available 1.03 AC - Zoned C-1
- Perfect Fast Food / Fast Casual outlots available
- Very dense, mature neighborhood market
- Very high daytime population and traffic counts
- Outlots available for ground lease or purchase on Ditch Road

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	12,441	\$76,327	5,793	39,024
3 Mile	71,801	\$89,228	32,621	82,148
5 Mile	167,323	\$101,713	75,593	195,028



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