

# River Ridge Crossing

4705-4825 East 96th Street, Indianapolis, IN 46240



## FOR LEASE

### TRAFFIC COUNTS

96th Street - 34,525 ADT  
River Ridge Drive - 8,232 ADT

- 1,200 sf available - Partial kitchen build out - has hood
- 10,409 sf available - can be split to three +/- 3,000 sf spaces
- Strong daytime demographics with high daily traffic counts on 96th Street
- Precedent Office Park .5 miles away with 1.2 million square feet and Keystone Crossing Office with 1.4 million square feet
- Excellent location for retail or medical users
- Tremendous incomes within this market area

### CONTACT

McCrea Property Group  
for more  
information

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,565	\$71,703	3,604	11,251
3 Mile	57,693	\$121,285	27,636	63,471
5 Mile	170,104	\$138,086	78,352	159,956

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