

# 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

### CONTACT

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- Strong daytime demographics with high daily traffic counts on 96th Street
- 1,200 and (2) 1,600 sf spaces available
- 3,515 sf & 7,661 sf former restaurant spaces available
- Precedent Office Park .5 miles away with 1.2 million square feet and Keystone Crossing Office with 1.4 million square feet
- Abundant parking for restaurants
- Excellent location for retail or medical users
- Tremendous incomes within this market area

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,115	\$67,005	3,423	8,719
3 Mile	59,844	\$92,670	29,019	62,835
5 Mile	173,839	\$105,533	80,408	167,694

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