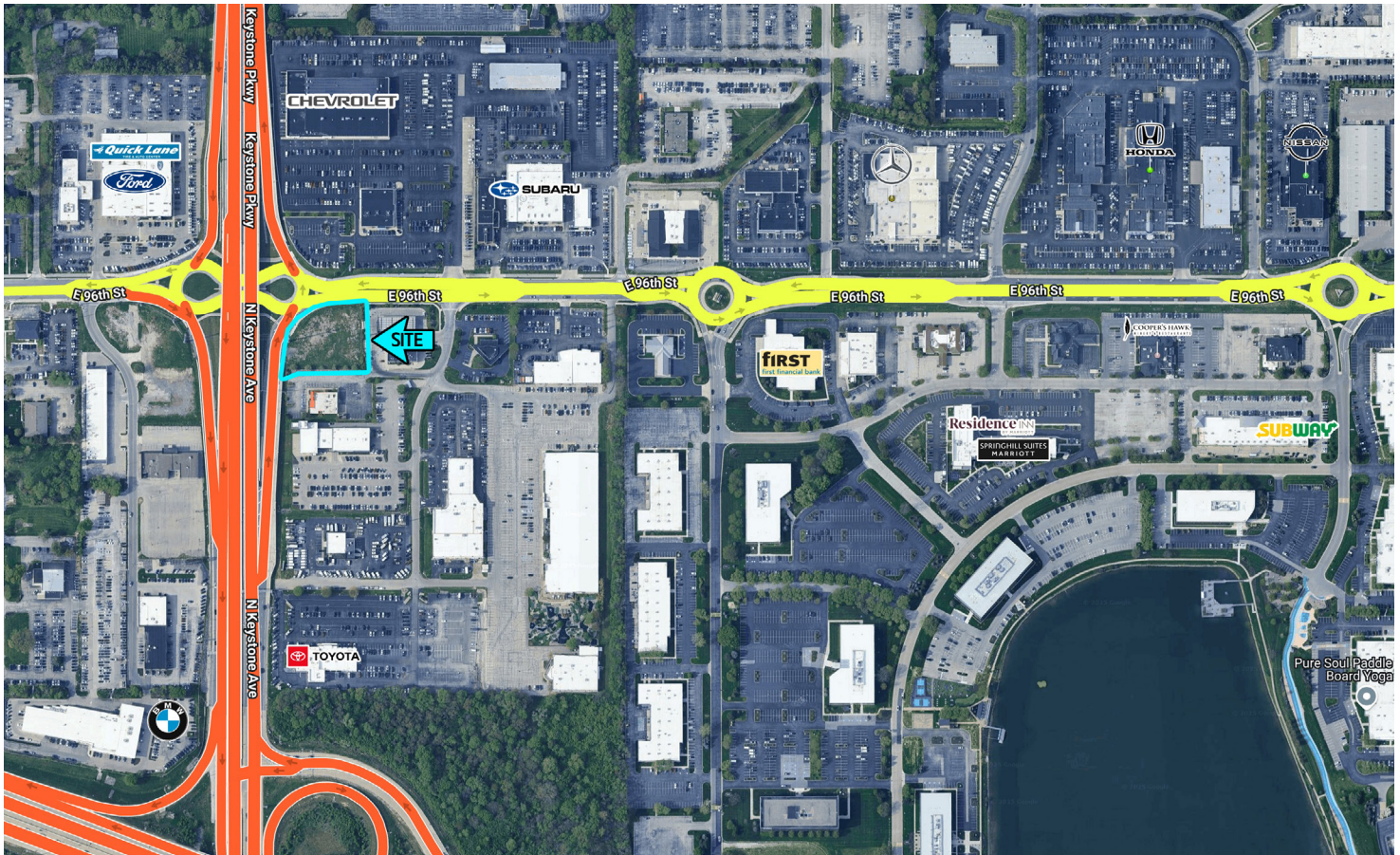


# Land Available

96th Street & Keystone Parkway, Indianapolis, IN 46240



## FOR LEASE

### TRAFFIC COUNTS

E 96th Street - 35,560 ADT  
Keystone Ave - 36,500 ADT

- 1 Acre available
- Zoned C4 - this allows a drive-thru restaurant
- Tremendous traffic counts on Keystone & 96th Street
- Extremely dense area with very high incomes

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	5,795	\$111,053	3,024	15,361
3 Mile	59,544	\$125,482	28,613	72,161
5 Mile	181,050	\$137,139	83,688	161,019

### CONTACT

McCrea Property Group  
for more details