

For Sale

8817 US 31 South

INDIANAPOLIS, IN 46227



PROPERTY OVERVIEW

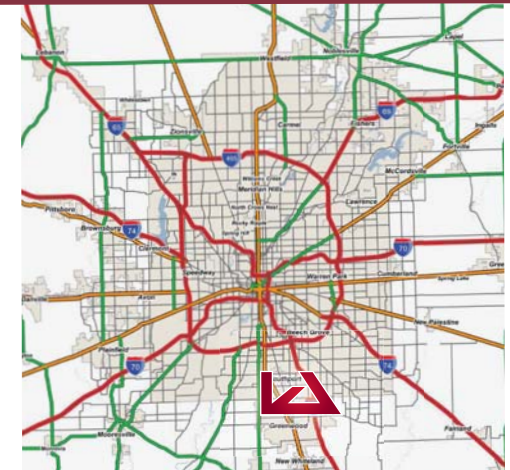
- > Irreplaceable Restaurant/Retail Site Near Sought After Greenwood Park Mall
- > Super-Regional Trade Area
- > **Over 350' of US 31 Frontage**
- > Traffic Counts in excess of 30,600 vehicles per day
- > Signalized Access, with Multiple Access Points
- > Outparcel to TJMaxx, Homegoods, Earth Fare, Planet Fitness and Ulta
- > Strong Restaurant Sales in the Immediate Area

TRAFFIC COUNTS

US 31: 30,626 ADT
 County Line Road: 29,097 ADT

DEMOGRAPHICS

2015	1-Mile	3-Mile	5-Mile
Est. Population	14,797	81,072	188,899
Avg. HH Income	\$45,971	\$61,665	\$68,168
Daytime Pop.	8,837	37,541	60,649



For more information contact:



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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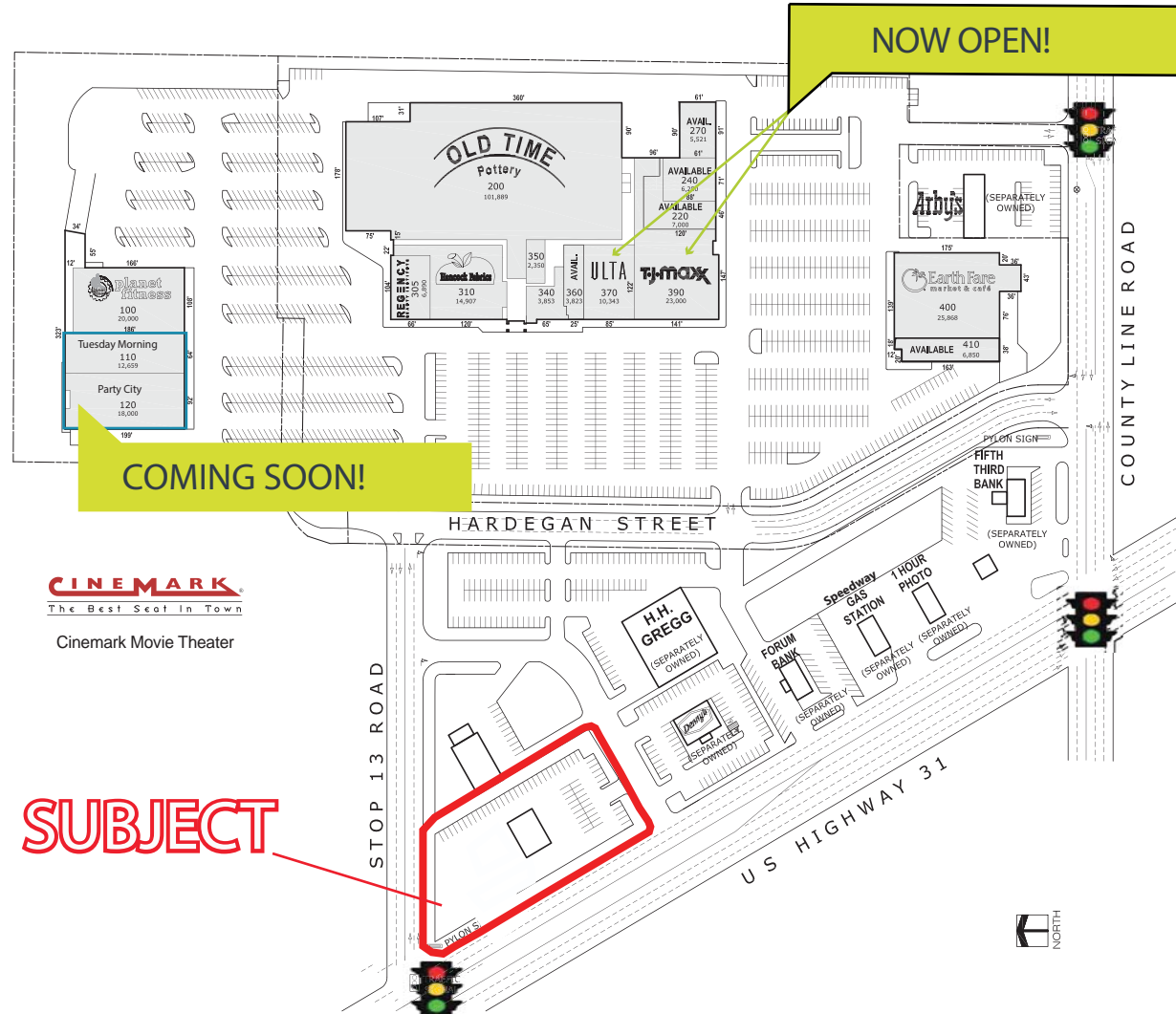
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THE SHOPPES AT COUNTY LINE // SITE PLAN



CINEMARK
The Best Seat In Town

Cinemark Movie Theater

SUBJECT

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