

Office/Medical/Retail Outlot Available

Kroger Anchored Center

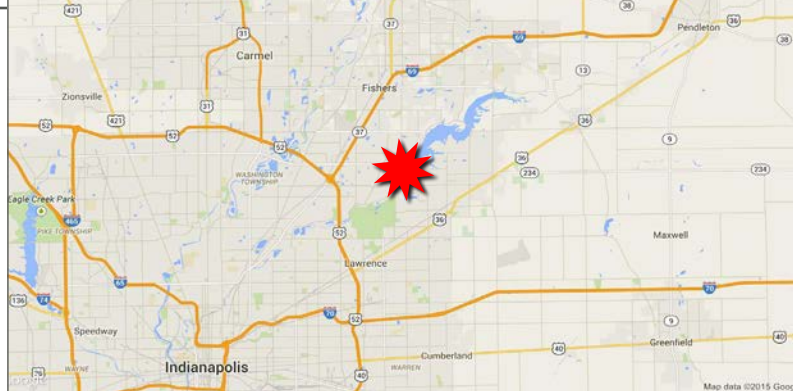
1.1 Acre - For Sale

9737 Fall Creek Rd, Indianapolis, IN 46256



Property Highlights:

- 1.1 acre outlot available For Sale
- Development ready with utilities on site
- Excellent opportunity for medical, office, or retail use
- Adjacent to Geist Crossing Shoppes, in the affluent Geist trade area
- Located at Fall Creek Rd & 79th St intersection with over 40,000 VPD
- Near Community Hospital North, dental & medical offices
- Area businesses include: Kroger, McDonalds, CVS, Goodwill, Hadley Dental, Lakeshore Chiropractic, and more



Demographics	1 mile	3 mile	5 mile
Estimated Population	4,021	60,772	180,375
Est. Avg. HH Income	\$113,843	\$91,909	\$80,225
Traffic Counts			
Fall Creek Rd	16,056 ADT		
E 79th St	23,321 ADT		



For more information contact:
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6440 Westfield Blvd., Indianapolis, IN 46220 | ph. (317) 472-1800 - fax (317) 472-1802 | VeritasRealty.com



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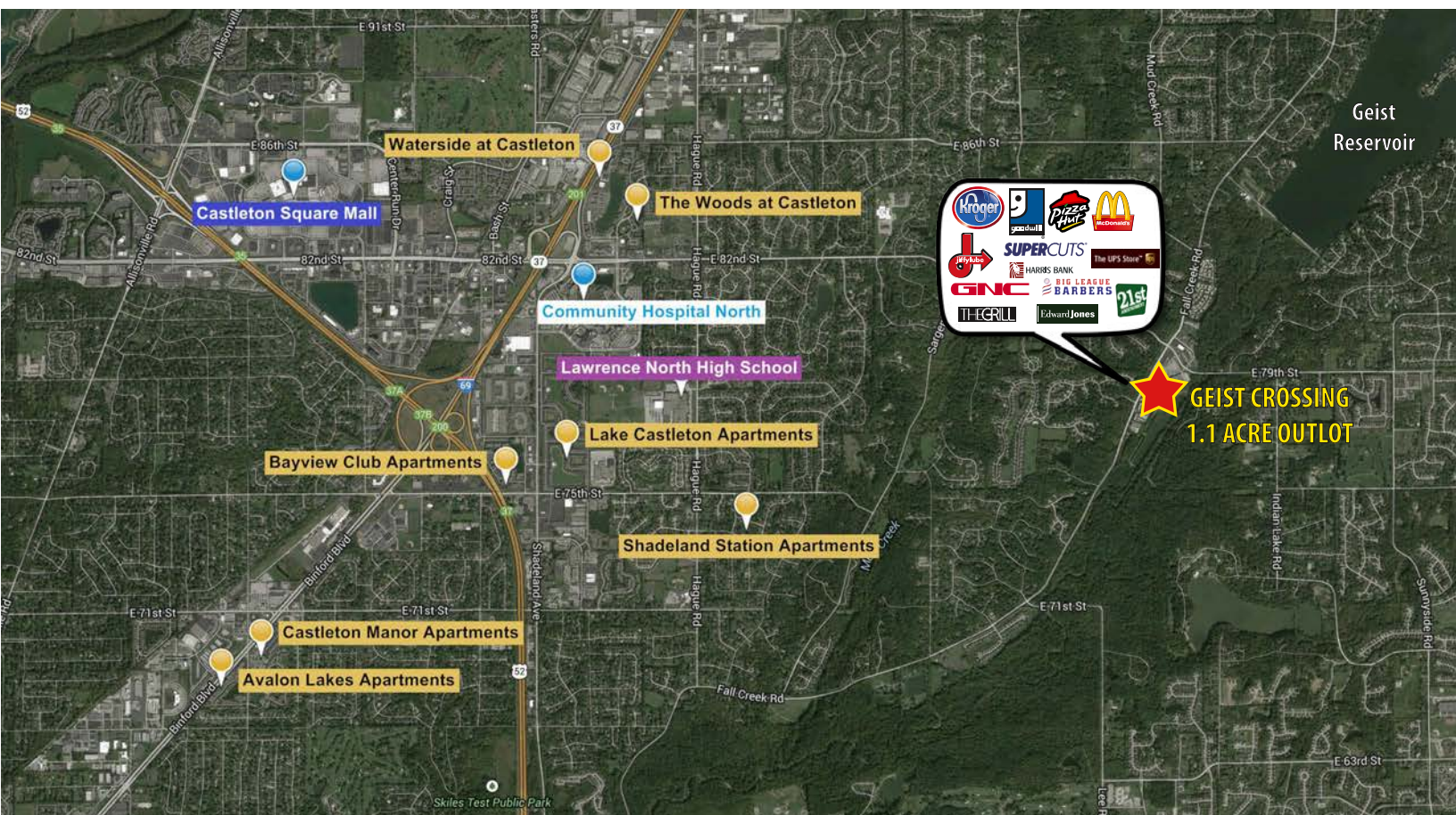
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Kroger at Geist Crossing Shoppes



+/-1.1 Acre Development Opportunity

Up to 4,400 SF building



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