

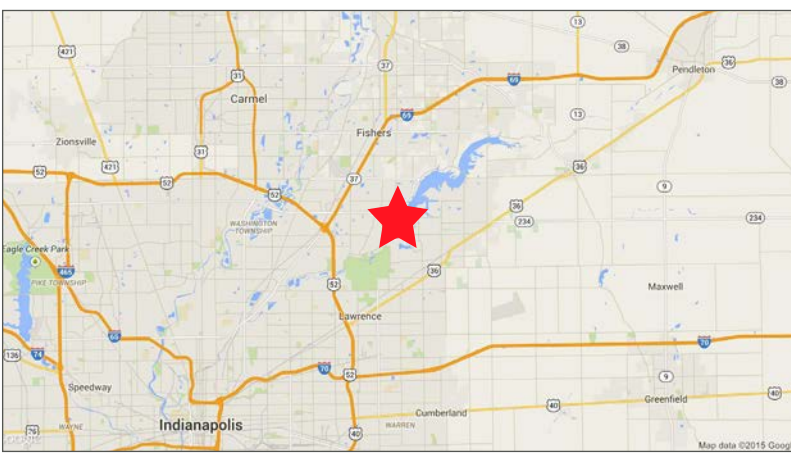
# Office/Medical/Retail Outlot Available Kroger Anchored Center 1.1 Acre - For Sale

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
- 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, Hadley Dental, Lakeshore Chiropractic, and more



Demographics	1 mile	3 mile	5 mile
Estimated Population	3,963	56,618	169,645
Est. Avg. HH Income	\$142,472	\$106,714	\$92,829
<b>Traffic Counts</b>			
Fall Creek Rd	16,263 ADT		
E 79th St	25,060 ADT		

FOR MORE INFORMATION  
 PLEASE CONTACT:

**PAUL ROGOZINSKI**  
 T: 317-789-8164  
 E: PRogozinski@VeritasRealty.com

**AMY THARP**  
 T: 317-472-1800  
 E: Amy@VeritasRealty.com



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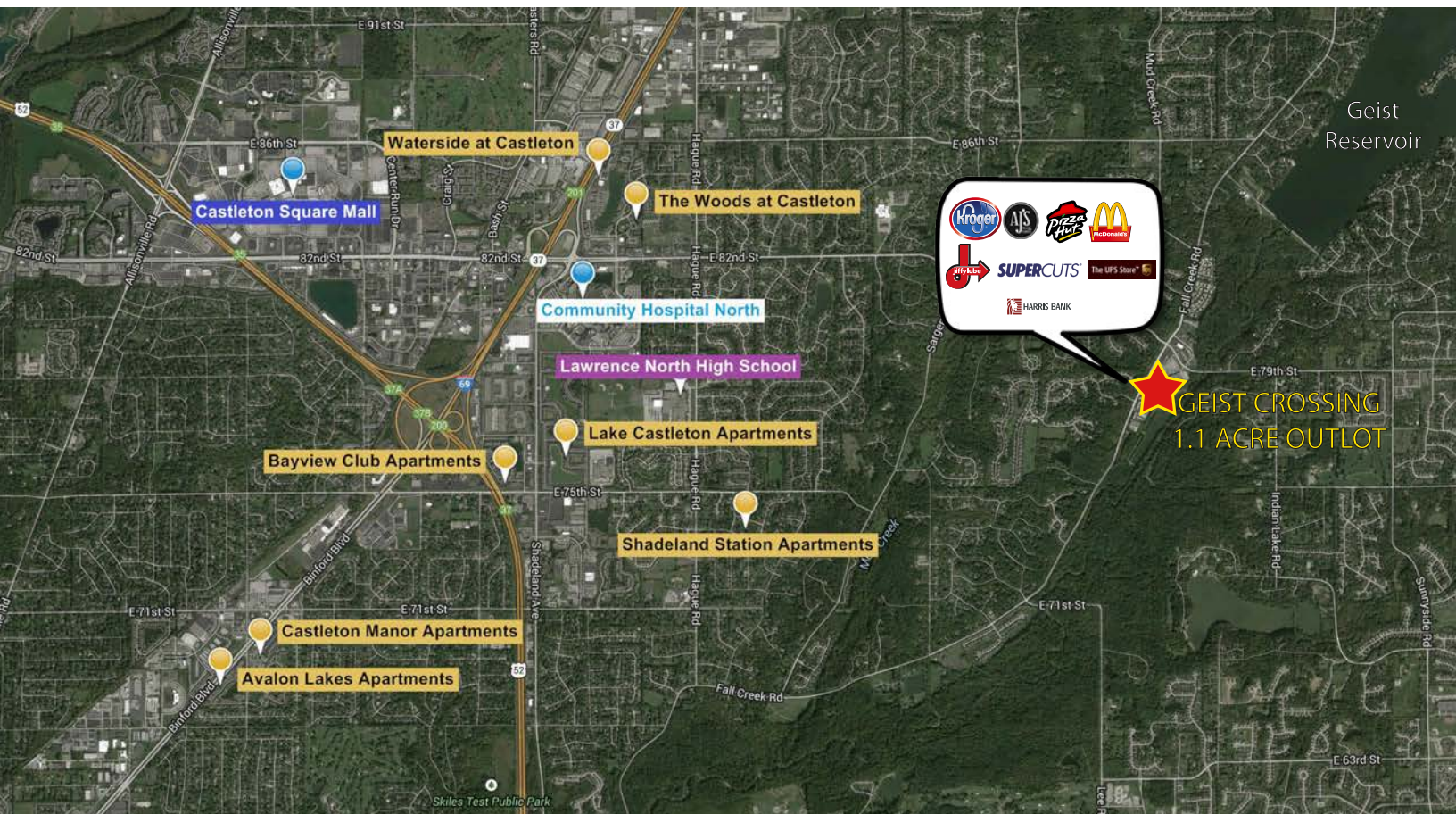


Kroger at Geist Crossing Shoppes



+/-1.1 Acre Development Opportunity

Up to 4,400 SF building



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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