

# Retail Outlot For Sale

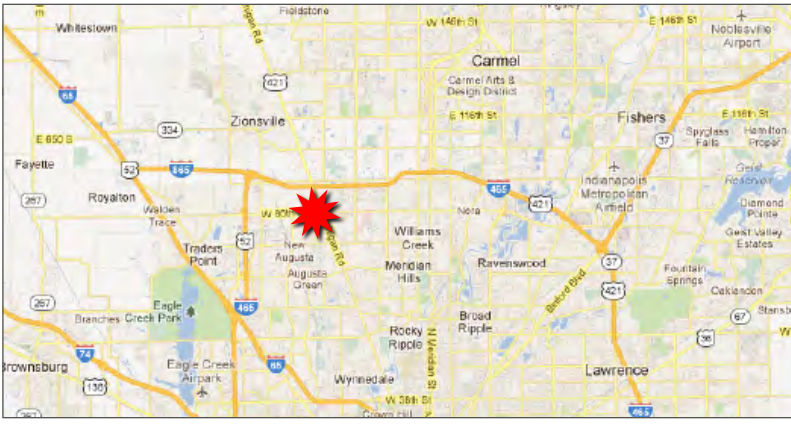
0.80+/- Acres: 115' wide x 305' deep

3685 W. 86th Street, Indianapolis, IN 46268



### Property Highlights:

- 0.80+/- acre parcel available for sale: 115' wide x 305' deep
- Zoning is C-4 Classification
- Located on the southwest quadrant of W 86th St & Michigan Rd
- Great visibility and exposure to over 95,000 vehicles per day
- Area retailers include Wal-Mart, Sam's Club, Costco, Lowe's, JCPenney, Goodwill, Office Depot, Staples, and more
- Daytime population within one mile radius is over 19,219



Demographics	1 mile	3 mile	5 mile
Estimated Population	8,027	56,694	135,394
Daytime Population	19,219	105,117	197,947
Est. Avg. HH Income	\$55,676	\$77,081	\$92,487



VERITAS REALTY

For more information contact:  
 Kyle Hughes, CCIM  
 317-472-1800  
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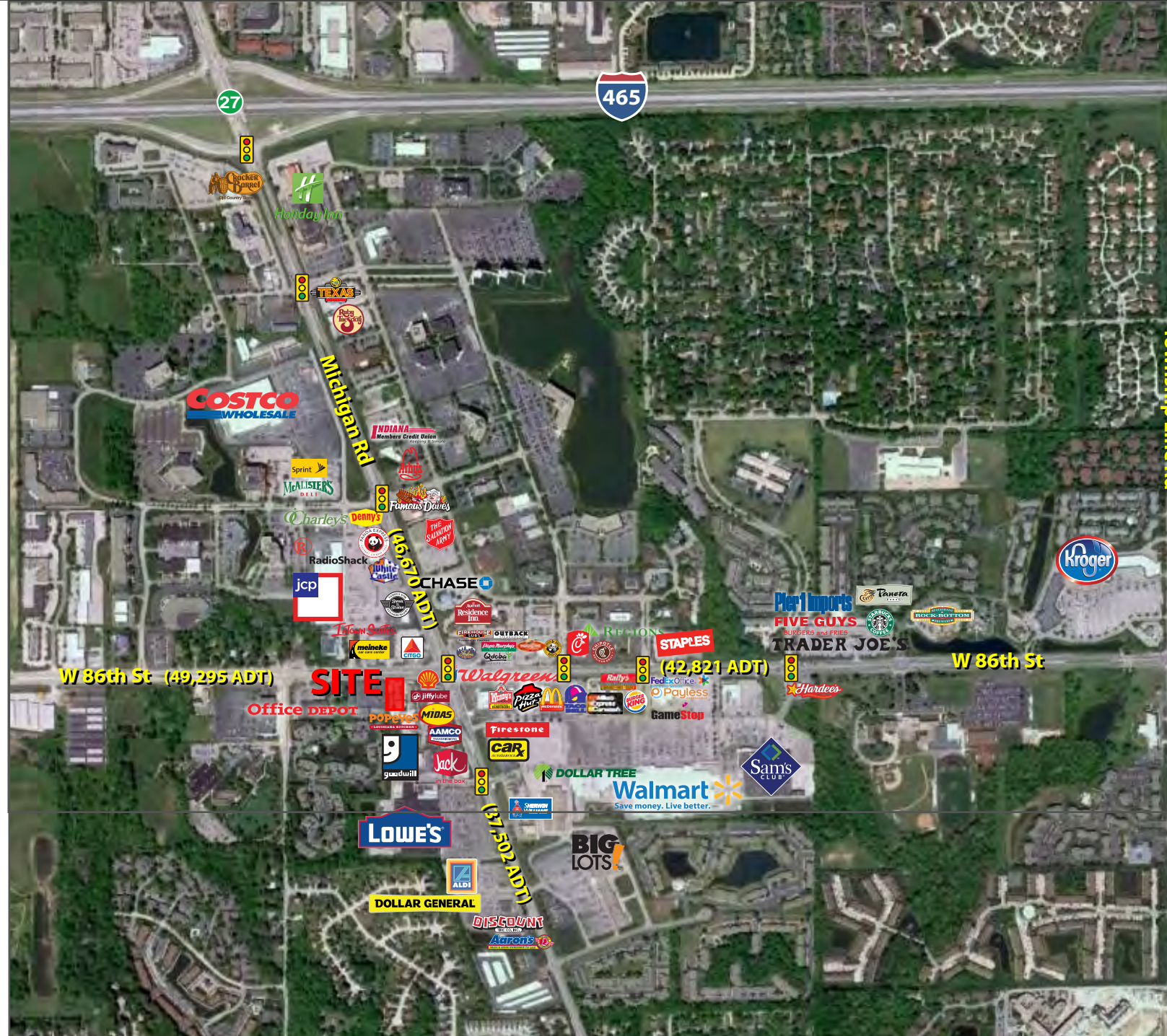
930 E 66th St - Indianapolis, IN 46220 - ph. (317) 472-1800 - fax (317) 472-1802 - www.veritasrealty.com



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