



## AIRPORT SITE – Indianapolis, IN

Status	Build to suit
Address	1901 Lawndale Ave. Indianapolis, IN 46241
Size	4 acres

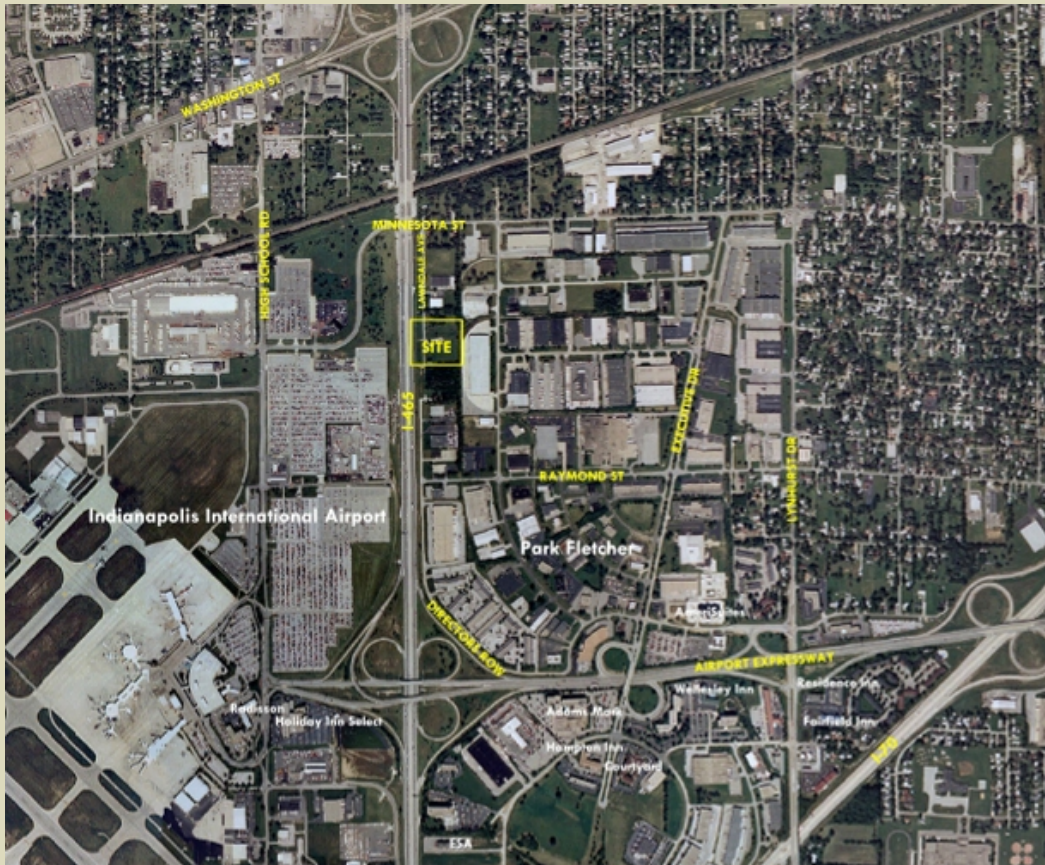


VISIBILITY...This 4 acre development site fronts at grade level to 140,000 cars per day on I-465. This property is zoned CS and will accommodate all I3-S zoned uses plus hotel/motel uses. Site is divisible for two 2 acre users. The property has a variance in place for commercial airport parking use. Property is available for BUILD TO SUIT. We will design, permit, construct and finance a facility for your needs and sell or lease back to you as tenant subject to credit. An office/flex user requiring company signage visibility would be highly desirable. Location is next to Park Fletcher, 10 minutes to Airport and 15 minutes to Downtown.



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# AIRPORT SITE – Indianapolis, IN



- **Great Visibility to 137,000 ADT**
- **Headquarters location with interstate signage**
- **Will ground lease or build to suit**
- **Divisible for two 2 acre lots or single 4 acre lot**
- **Great access to downtown, airport, interstates 465 & 70**
- **Zoned CS**

2007 Demographics	1 mile	3 miles	5 miles
Population	4,075	49,334	133,316
Households	1,773	21,685	56,338
Avg. HH Income \$	43,929	47,127	50,595
Traffic counts I-465 (137,382 ADT)			

