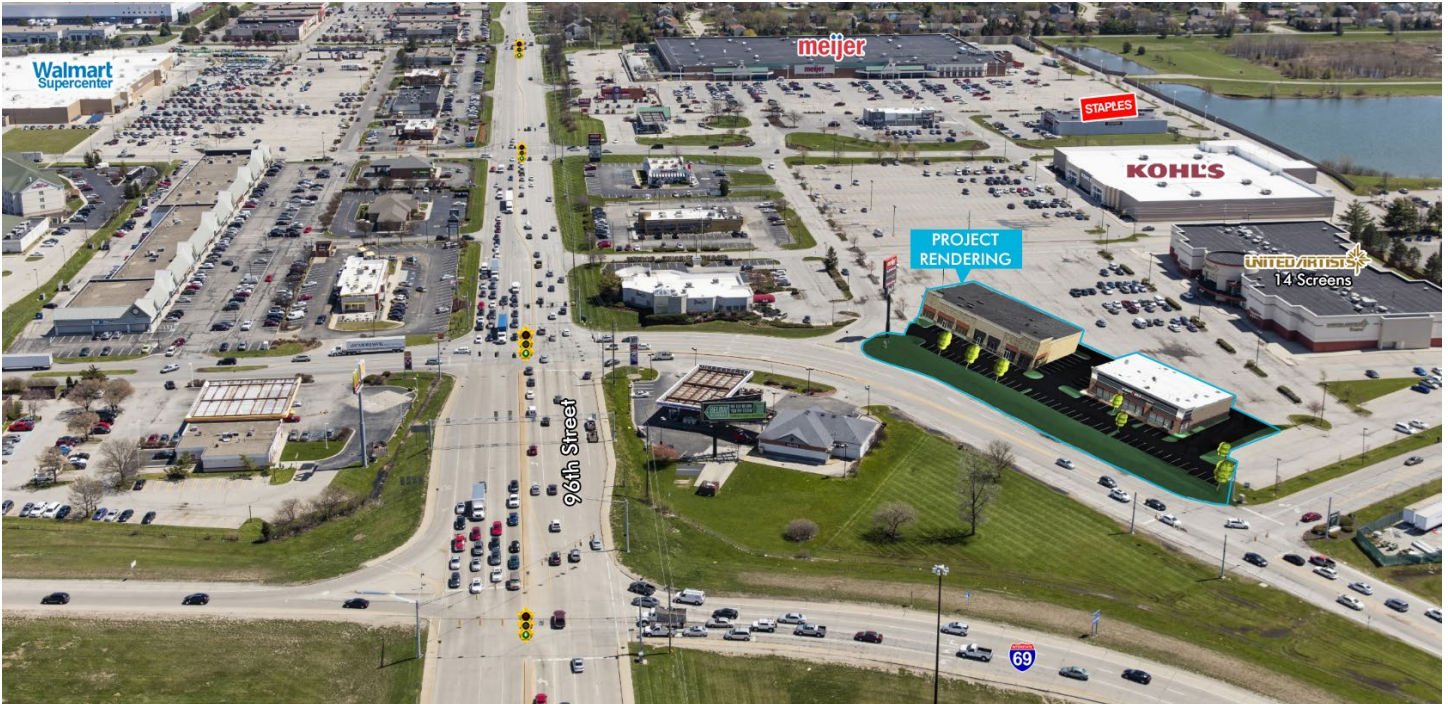


FOR LEASE

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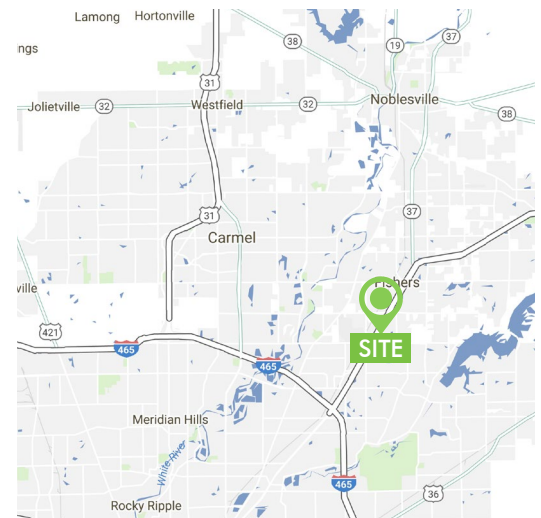
8105 EAST 96TH STREET, INDIANAPOLIS, IN 46256

RETAIL



## PROPERTY INFO

- + Interstate 69 at East 96th Street is one of the top traffic count intersections in Indiana - total traffic count greater than 200,000 vehicles per day
- + Located at the "gateway to Geist" with a 5 mile radius Average Household Income over \$100,000
- + Centrally located at one of the highest daytime employment locations in the Indianapolis metropolitan area - over 65,000 employees in 3 miles
- + All day parts present with recently remodeled United Artists Theatre, Meijer and Walmart Supercenter - generating 7day/week traffic
- + Endcap, shop space and ground lease opportunities available
- + Planned Summer 2017 ground breaking
- + Located at the front door of Roche Diagnostics' North American Headquarters
  - \$300,000,000 campus expansion underway
  - 3,000+ employees on site daily



### Traffic Counts

<b>96th Street</b>	56,830 ADT
<b>Hague Road</b>	13,305 ADT
<b>Interstate 69</b>	139,834 ADT

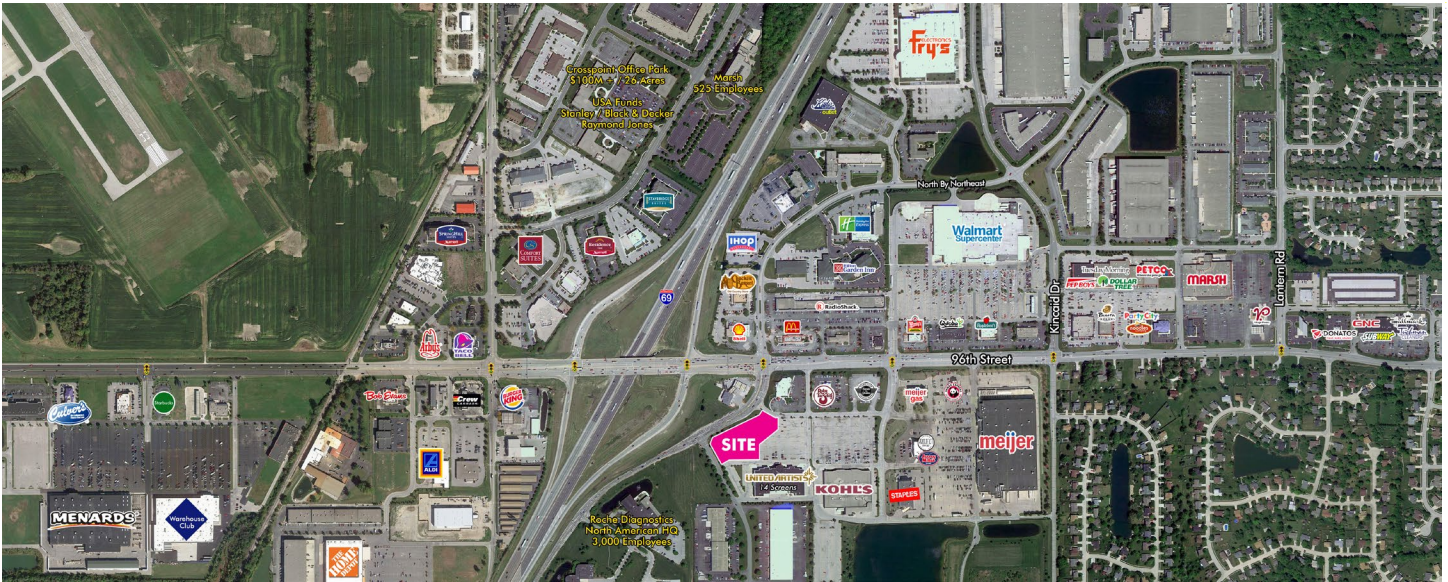
Source: Costar

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## MARKET DEMOGRAPHICS

### Population

1 Mile	4,360
3 Miles	59,704
5 Miles	161,412

### Income

1 Mile	\$76,937
3 Miles	\$90,929
5 Miles	\$102,986

### Households

1 Mile	1,917
3 Miles	26,002
5 Miles	64,268

### Daytime Population

1 Mile	19,287
3 Miles	65,678
5 Miles	115,467

Source: Nielsen



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