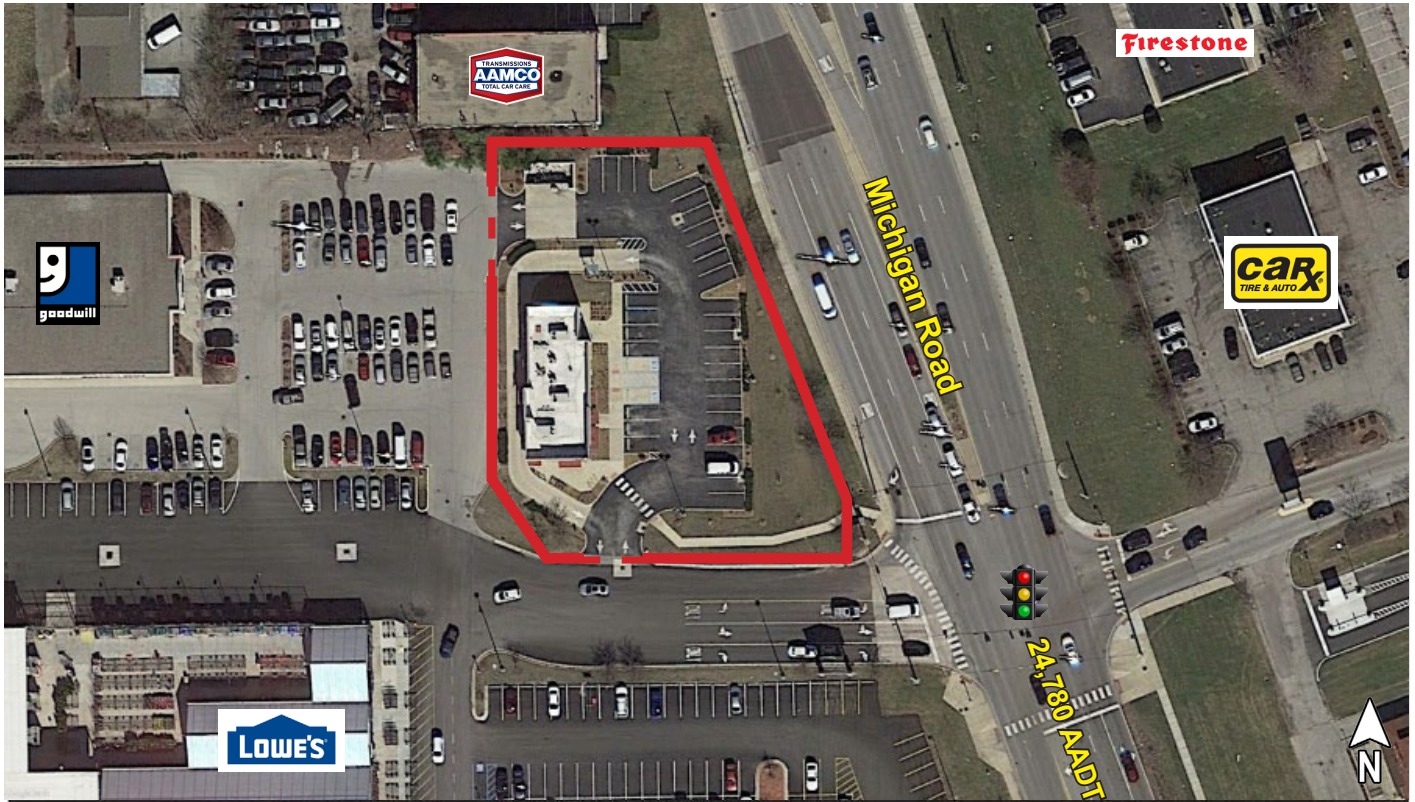


FOR SALE

8456 Michigan Road, Indianapolis, IN 46268

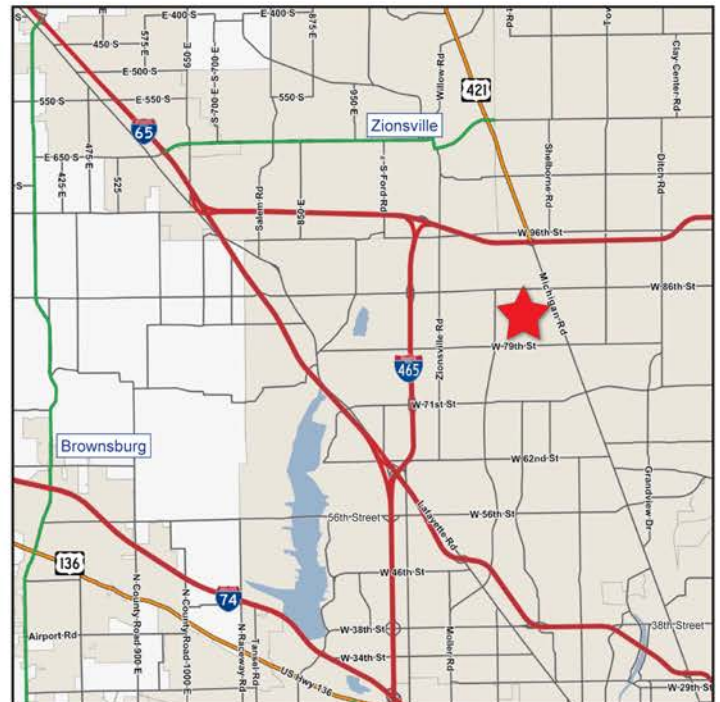


- 2,927 SF freestanding building (with drive-thru)
- 0.85 Acres
- Signalized Intersection
- 24,000+ vehicles per day at intersection
- Building approximately 6 years old
- Available immediately

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|-----------|
| Population | 9,402 | 61,374 | 146,365 |
| Average HH Income | \$58,718 | \$80,151 | \$105,009 |
| Number of Employees | 14,029 | 93,288 | 138,974 |

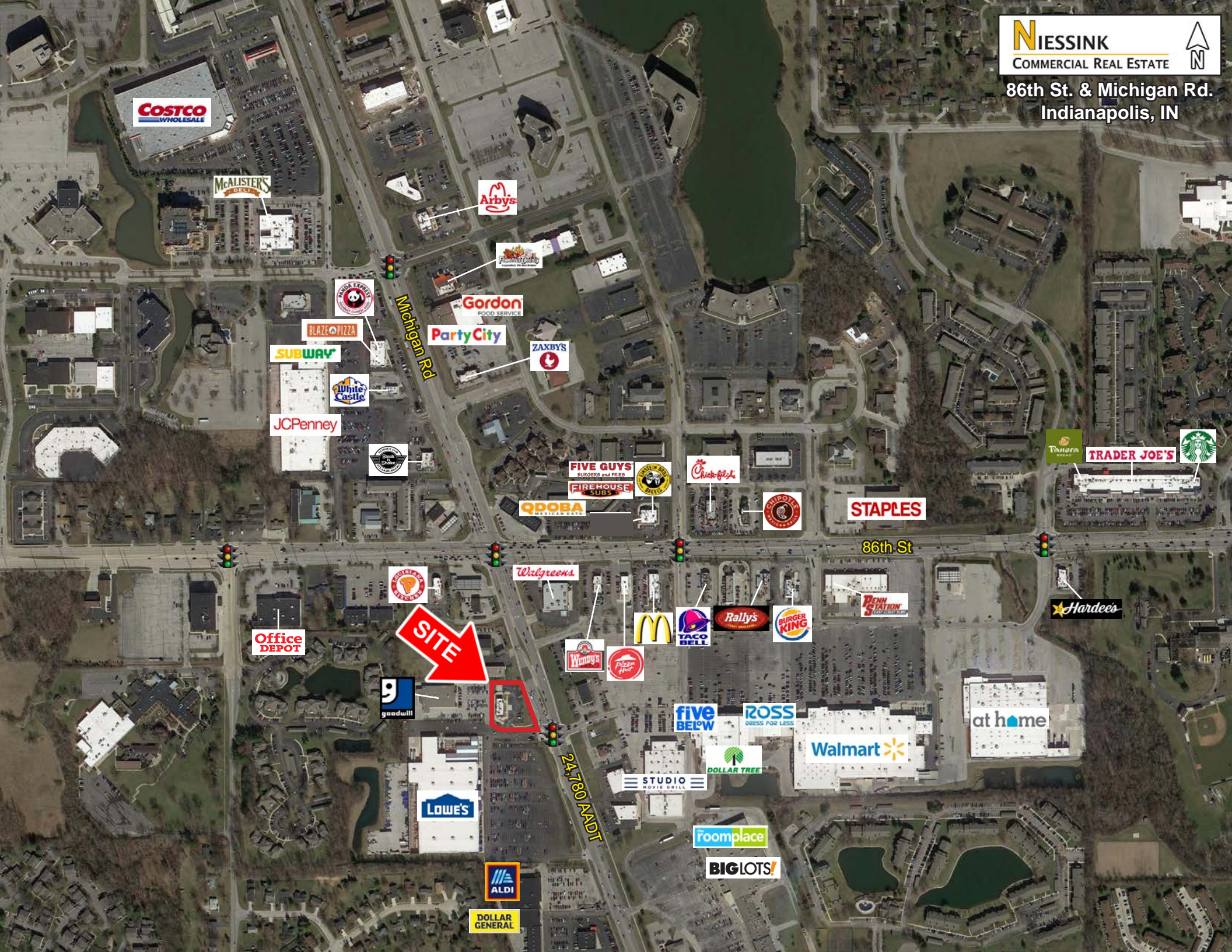
Source: Applied Geographic Solutions

For more information, contact:
Tom Niessink
317-735-0077 Ext. 2
tom@niessinkcommercial.com





86th St. & Michigan Rd.
Indianapolis, IN



COSTCO
WHOLESALE

McALISTER'S
SOFT ICE

Arby's

Flamingo Las Vegas
RESTAURANT & NIGHT CLUB

Gordon
FOOD SERVICE

Party City

ZAXBY'S

BLAZE PIZZA

SUBWAY

White Castle

JCPenney

Starbucks

FIVE GUYS
BURGERS and FRIES

FIREHOUSE SUBS

QDOBA
MEXICAN EATERY

Chick-fil-A

Chick-fil-A

CHICK-FIL-A

STAPLES

Trader Joe's

TRADER JOE'S

Starbucks

86th St

Walgreens

Office DEPOT

goodwill

SITE

Wendy's

Pizza Hut

McDonald's

TACO BELL

Rally's

BURGER KING

Penn Station
RESTAURANT

Hardee's

five BELOW

ROSS
DRESS FOR LESS

at home

Walmart

STUDIO
MOVIE GRILL

DOLLAR TREE

Foomplace

BIG LOTS!

LOWE'S

ALDI

DOLLAR GENERAL

24780 ANDI