

# HARD CORNER FOR SALE

3901 Bluff Rd, Indianapolis, IN 46217



## PROPERTY DESCRIPTION

Nearly 4 acres of cleared Commercial Vacant Land on the South Side of Indianapolis. Hard Corner with easy access, perfectly situated for retail development.

## PROPERTY HIGHLIGHTS

- DA Zoning
- 3.97 acres
- Survey on file

## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	3.97 Acres
Traffic Count:	15,000+ Cars Daily

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,532	8,491	23,433
Total Population	4,005	20,771	53,151
Average HH Income	\$59,260	\$54,817	\$50,287

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

Shelly Johnson  
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It's Your Vision. Why Wait?



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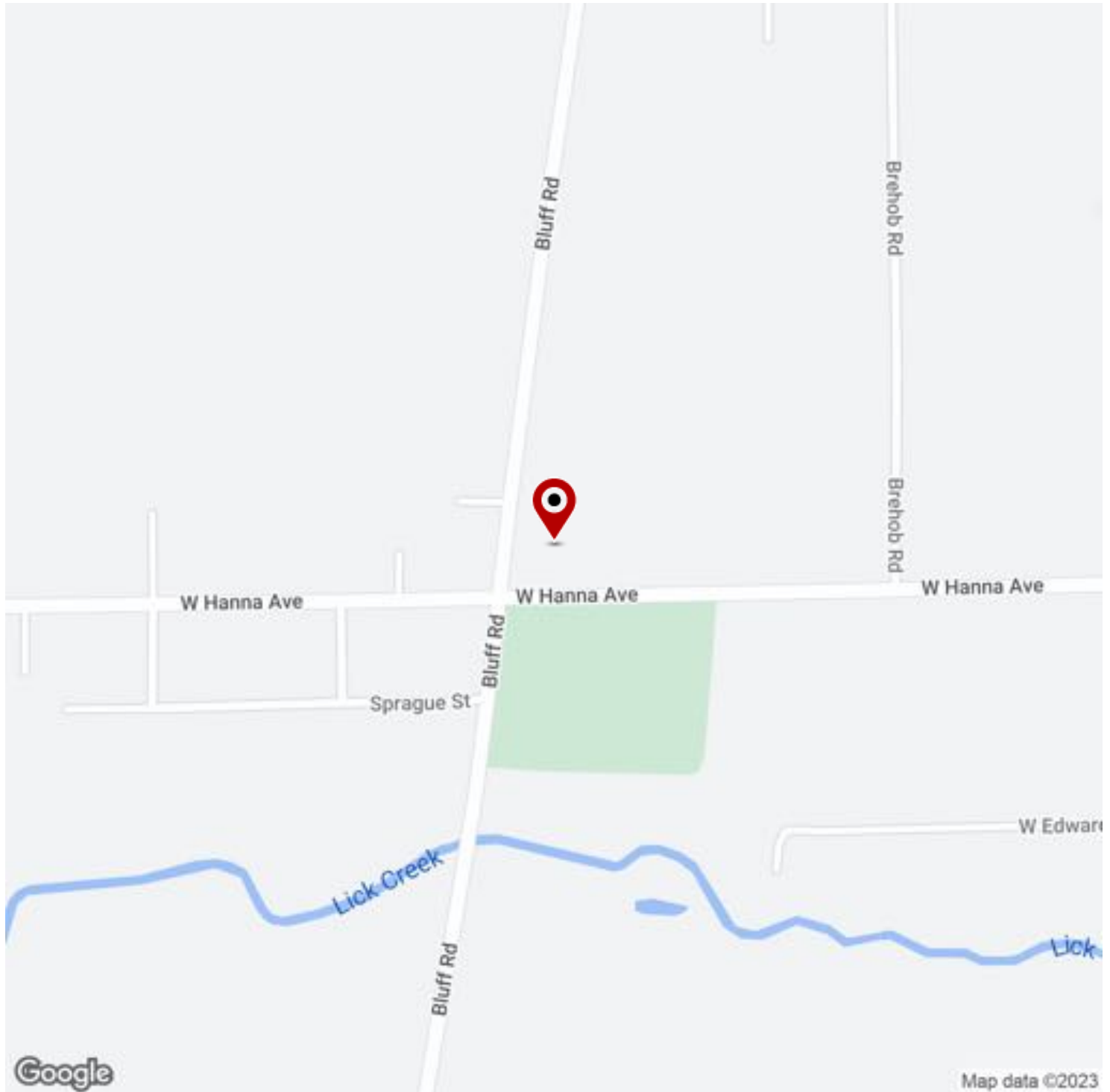


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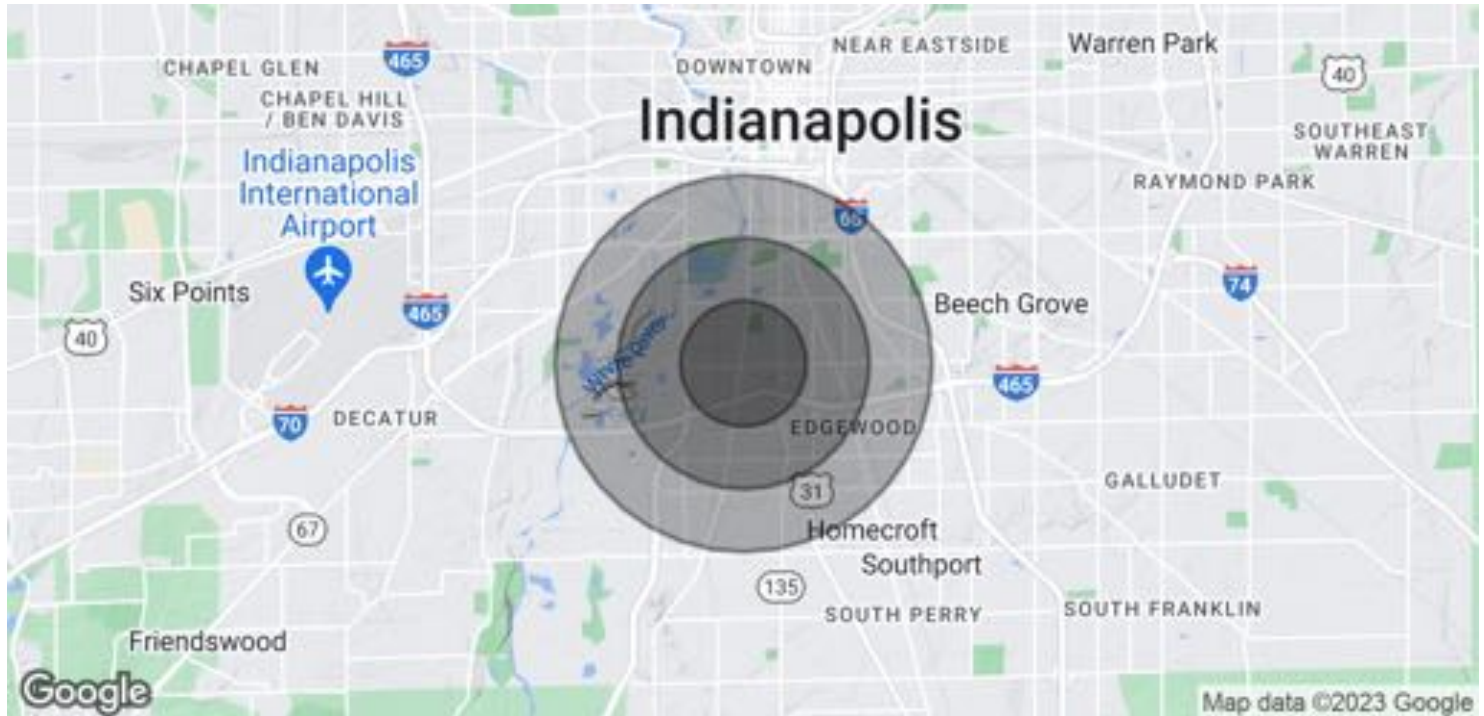


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,005	20,771	53,151
Average Age	33.4	32.4	33.9
Average Age (Male)	31.8	30.5	33.0
Average Age (Female)	32.0	31.6	35.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,532	8,491	23,433
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$59,260	\$54,817	\$50,287
Average House Value	\$115,565	\$114,608	\$117,916

\* Demographic data derived from 2020 ACS - US Census

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