

ALLISONVILLE RD

86TH STREET

5410 E 86th St, Indianapolis, IN

FOR SALE

1.66 ACRES

VERITAS
REALTY

 **CITIMARK**
REAL ESTATE INVESTMENT COMPANY

OPPORTUNITY OVERVIEW

This +/- 1.66 acre outlot is positioned at the NWC of Allisonville Rd and 86th St.

Anchored by Castle Creek I & II, a 130,726 SF office park. This site can accommodate uses for C-4 zoning and provides convenient access to I-465 via signalized intersection making this a prime opportunity for medical, office or retail development.

OFFERING SUMMARY

ACRES	1.66
PRICE	\$675,000
SIZE	72,309 SF
UTILITIES	AT SITE
ZONING	C4
COUNTY	MARION

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,454	53,907	165,009
HOUSEHOLDS	3,568	25,497	73,225
AVG. HH INCOME	\$69,549	\$94,323	\$103,525

MARKET AERIAL

S EAST



Castleton Square Mall
AMC THEATRES
JCPenney
FOREVER 21
DICK'S SPORTING GOODS
macy's
VON MAUR
H&M

Castleton Crossing
five BELOW
TJ-maxx
Durlington
HomeGoods
VCF VALUE CITY FURNITURE
DOLLAR TREE

Castleton Point
TRADER JOE'S
ROSS
DRESS FOR LESS
FIVE GUYS

OSTCO
BELLE TIRE
MASA
DANN
MICRO CENTER
ALE EMPORIUM
BOB'S FURNITURE
BOB'S FURNITURE

86th Street

OUTBACK
OneMain

SMILEY
HARBOUR FREIGHT TOOLS

GOLF GALAXY

URBAN UNDERPRICED

51,397 AVD

Allisonville Road

145,870 AVD

465

URGENT CARE
Ascension MyHealth

VERITAS REALTY
SUBJECT PROPERTY

CC 1611
130,726 SF

Dr. Katie Orr D.D.S.
130,726 SF

RIVERBEND APARTMENTS
996 Units

Kittles FURNITURE

DXL DESTINATIONS

AREI

HAVERTYS

HOT BOX

BEST BUY

FLOOR DECOR

SEE

MARKET AERIAL

EAST



MARKET AERIAL

WEST



Fashion Mall

465

145,870 AVD



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REALTY

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86th Street

RIVERBEND
996 Units

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CC 1611
130,726 SF

Ascension MyHealth

URGENT CARE

51,397 AVD



Allisonville Road

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