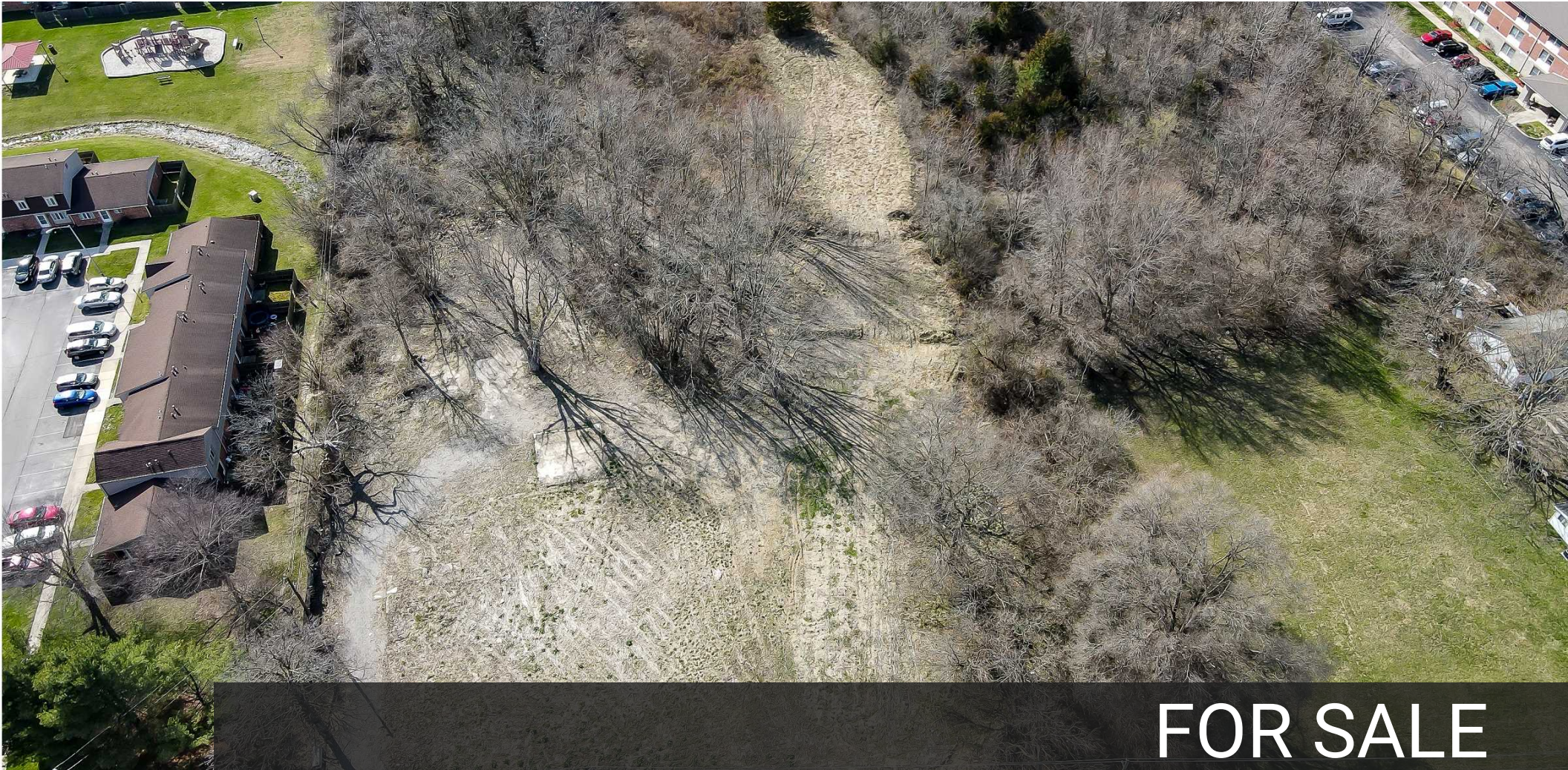


DEVELOPMENT LAND

4116 Mann Rd

INDIANAPOLIS, IN 46221



FOR SALE

KW COMMERCIAL | HARWOOD

1644 Fry Road
Greenwood, IN 46142



Each Office Independently Owned and Operated

PRESENTED BY:

TERESA HARWOOD, CCIM

Commercial Director, KW Commercial

O: (317) 455-8111

C: (317) 354-5236

tharwood@kw.com

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. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Land Highlights

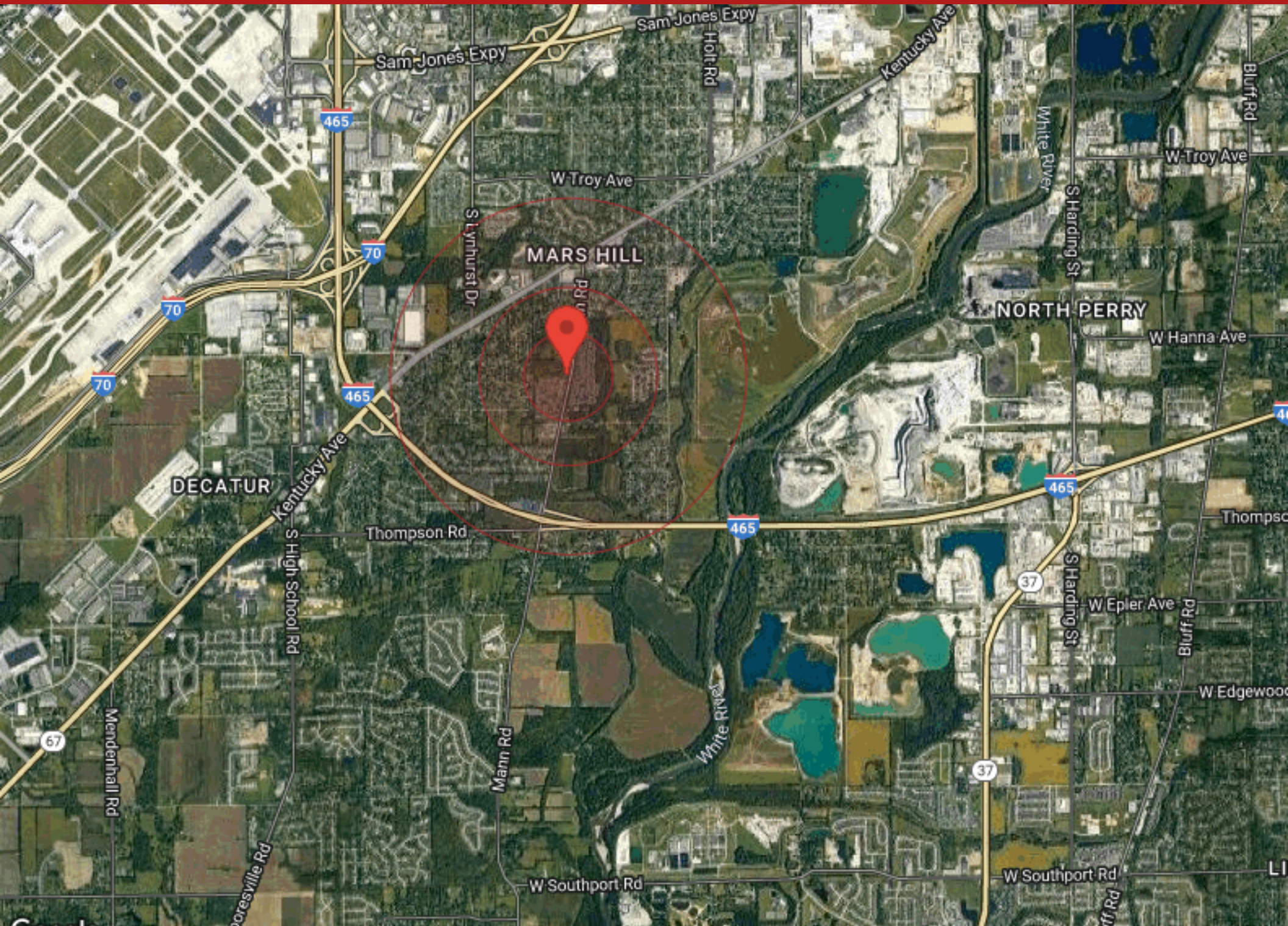
10.53 acres of land ready for development

Located on Mann Rd between I-465 to the south and Kentucky Avenue to the north

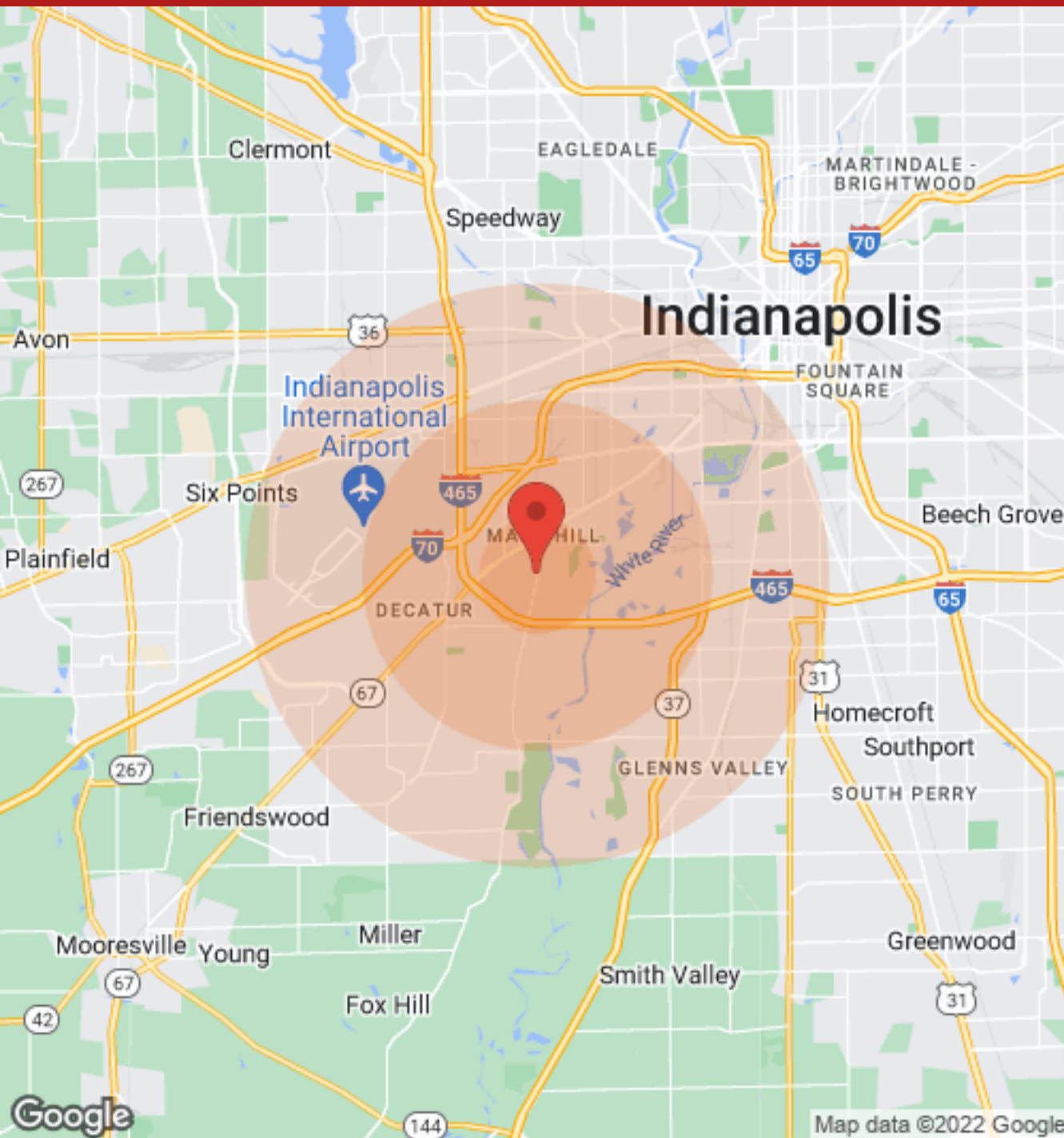
Perfect for multi family development

Lot is relatively flat, wooded structures have been removed





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	4,361	22,787	57,301
Female	4,959	23,333	58,204
Total Population	9,320	46,120	115,505

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,382	10,978	27,740
Ages 15-24	1,494	7,005	16,761
Ages 55-64	867	4,920	12,265
Ages 65+	1,085	5,574	13,941

Income	1 Mile	3 Miles	5 Miles
Median	\$35,481	\$44,428	\$35,309
< \$15,000	774	2,101	6,229
\$15,000-\$24,999	562	2,058	5,818
\$25,000-\$34,999	428	1,838	5,783
\$35,000-\$49,999	725	3,308	7,514
\$50,000-\$74,999	587	3,738	8,884
\$75,000-\$99,999	256	1,909	4,610
\$10,000-\$149,999	159	1,590	3,371
\$150,000-\$199,999	65	196	569
> \$200,000	N/A	74	339

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,778	18,011	46,718
Occupied	3,498	16,485	41,873
Owner Occupied	1,578	10,692	25,157
Renter Occupied	1,920	5,793	16,716
Vacant	280	1,526	4,845

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