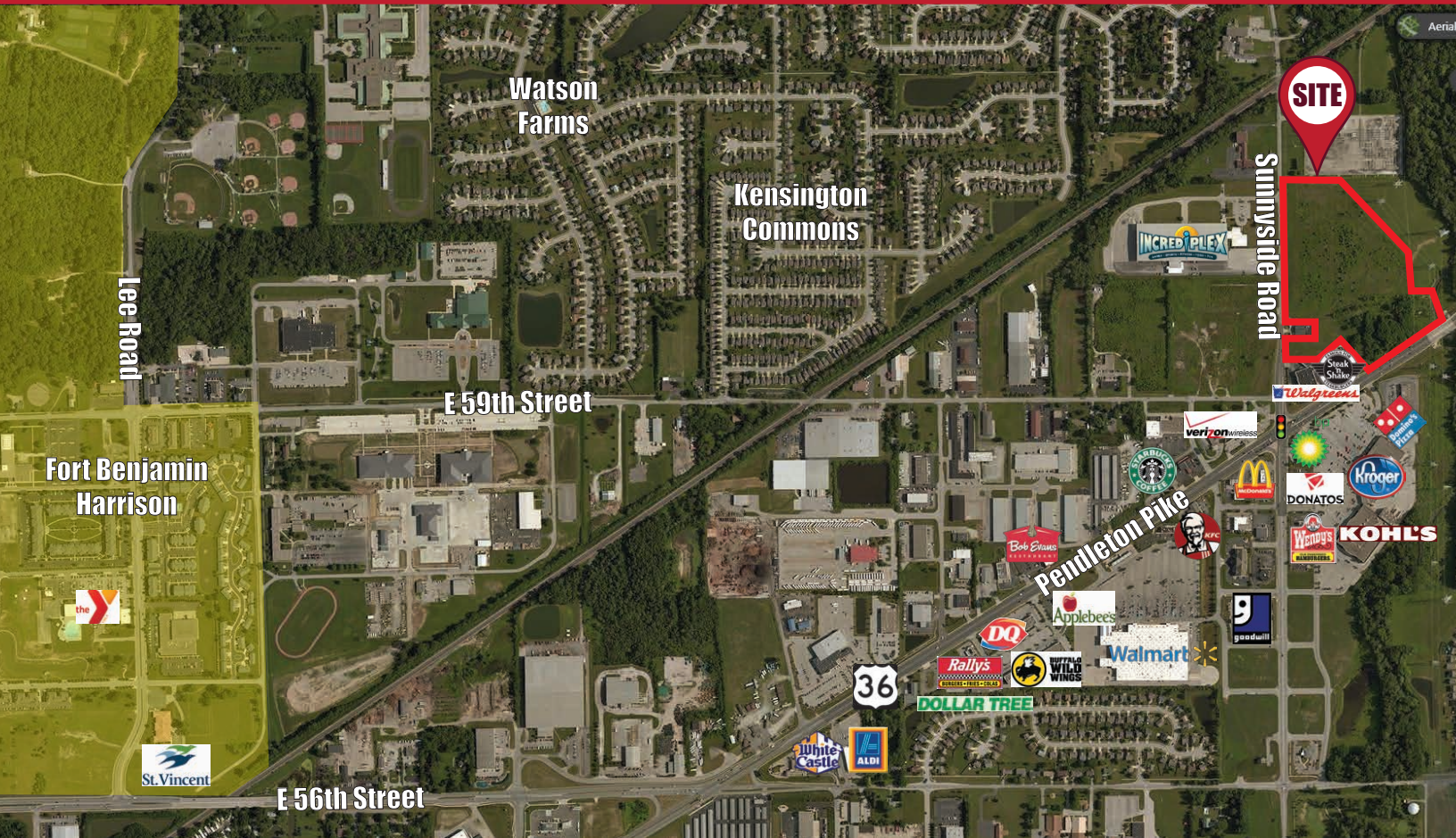




**HOKANSON
COMPANIES INC.**
INVESTMENT & CORPORATE REAL ESTATE

LAND FOR SALE

5959 SUNNYSIDE ROAD, INDIANAPOLIS, IN 46236



Property Highlights

- +/- 22 Acres of future development land near the rapidly growing towns of McCordsville and Fishers.
- +/- 1200' Sunnyside Road Frontage and +/- 600' Pendleton Pike Frontage.
- Zoned C3 & C4

Location Highlights

- 4 miles to I-465 and 12 miles to downtown Indy.
- Great visibility and access on the heavily trafficked Pendleton Pike and Sunnyside Roads.
- Surrounded by Retail, Commercial Business and Residential Neighborhoods.
- Close proximity to the fast growing Fort Benjamin Harrison.

FOR MORE INFORMATION

Stephen J. Adams
Vice President, Leasing & Brokerage
(317) 633-8063
sja@hokansoninc.com

Hokanson Companies, Inc.
10201 N. Illinois Street, Suite 400
Indianapolis, Indiana 46290
www.hokansoninc.com

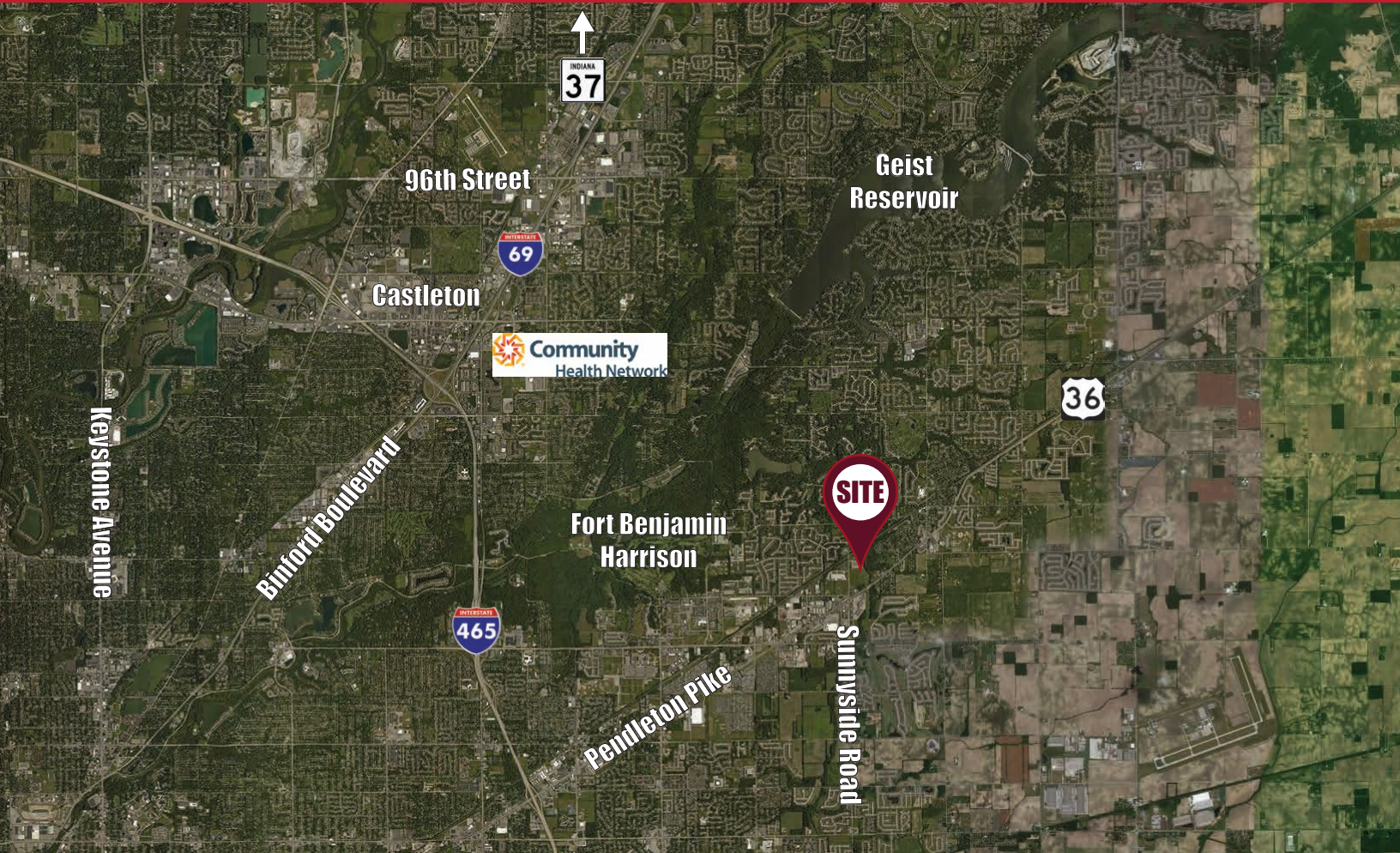




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Demographics

	<u>1 Mi.</u>	<u>3 Mi.</u>
Population	6,638	57,208
Households	2,299	21,397
Average Age	34.80	34.80
Median HH Income	\$62,662	\$54,408
Daytime Employees	3,465	12,818
Population Growth '17-'22	↑ 3.6%	↑ 3.7%
Household Growth '17-'22	↑ 3.7%	↑ 3.6%

Traffic

<u>Collection St.</u>	<u>Cross St.</u>	<u>Traffic Vol.</u>	<u>Year</u>	<u>Distance</u>
Sunnyside Rd.	E 59th St. N	12,288	2014	0.20 mi
E 59th St.	Sunnyside Rd. E	4,767	2011	0.25 mi
US 36	N German Ch	33,799	2011	0.27 mi
Pendleton Pk.	N German Ch	31,904	2016	0.27 mi
US 36	Pine Hill Dr. SW	29,048	2011	0.32 mi

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