



CUSHMAN & WAKEFIELD

Uptown Village Land Site

9502 Uptown Drive, Indianapolis, IN 46256

±1.625 ACRES

PROPERTY HIGHLIGHTS

Prominent NE Indy location

Close proximity and easy access to I-69 & I-465

High profile neighbors include The Home Depot, Walmart, Kohl's, Meijer

70,000 households within 5 miles

Utilities and infrastructure in place

Zoned for general commercial use

Sale price $568,750

PERMITTED USES

Sit down restaurants
Fast food/drive-thru
Medical/dental offices
General retail
Personal services
Bank/financial institutions
Professional offices
Outdoor storage/display

MATTHEW KITE, JD
Director
+1 317 616 3981
matt.kite@cushwake.com

One American Square
Suite 1800
Indianapolis, IN 46282
Main +1 317 639 0515
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

CUSHMAN & WAKEFIELD

Uptown Village Land Site

9502 Uptown Drive, Indianapolis, IN 46256

±1.625 ACRES

AERIAL/LOCATION MAP



Drive Time Demographics

	5 Min	10 Min	15 Min
Population	20,380	105,546	243,070
Household Income	$99,594	$124,964	$131,442
HH w/+2 vehicles	36.2%	42.9%	43.2%

Traffic Counts

East 96th Street	50,567
Interstate 69	136,680

MATTHEW KITE, JD
Director
+1 317 616 3981
matt.kite@cushwake.com

One American Square
Suite 1800
Indianapolis, IN 46282
Main +1 317 639 0515
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.