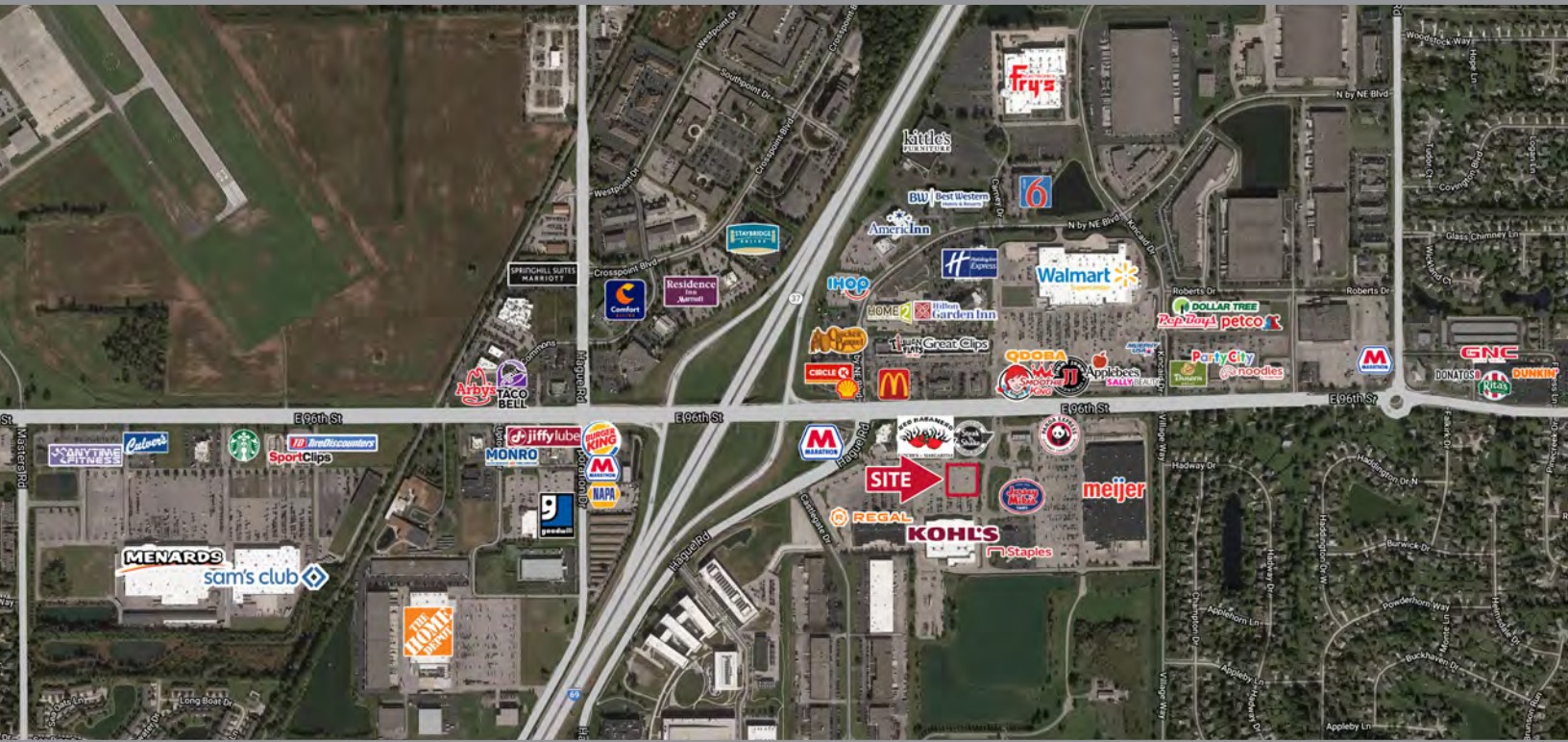


Kohl's Outlot

8141 E. 96th St.
Indianapolis, IN 46256
Marion County



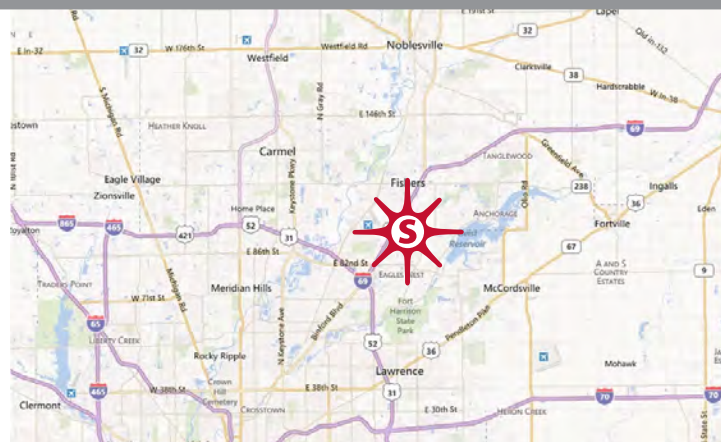
key features

- potential ±1-acre outlot for lease in front of Kohl's in busy retail area of Indianapolis and Fishers
- positioned across from Walmart Supercenter and shadow-anchored by Meijer, Staples, and Regal Cinema
- zoned C-3
- daily traffic counts: 26,219 on 96th St. and 136,365 on I-69

demographics

	1 mile	3 miles	5 miles
population	4,289	61,498	161,341
households	1,994	28,229	68,589
avg. household income	\$124,470	\$120,490	\$142,831
daytime population	15,464	68,953	152,619

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



outlot for lease ±1 acre

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