

# Pendleton, IN – I-69 and SR 38



## Demographics – 5 Mile:

- **Population**
  - 70,982
- **Daytime Pop.**
  - 19,880
- **# of Households**
  - 26,204
- **Avg. HH Income**
  - 61,740



- Two parcels located in a rapidly developing corridor near the intersection of two major roadways, State Road 38, an East-West route across the state, and I-69, a core North-South route.
- **Zoning:** commercial/industrial, located in Pendleton's Falls Pointe Industrial Park
- **Daily traffic count:** 69/38 interchange = 15,000+, I-69 through Pendleton = 51,000+
- These properties are only 15 minutes from Indianapolis and 10 minutes from Anderson (population 55,000+).
- **West parcel:** 12+/- Acres (Reduced Price: 55,000 per acre)
- **East parcel:** 6+/- Acres (Reduced Price: 85,000 per acre)

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