

PEACOCK
COMPANIES
commercial real estate

AVAILABLE APPROXIMATELY 5 ACRES

Hendricks County | SEC of I-74 & SR 39

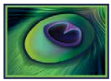
8675 S SR 39 | Lizton, IN 46149

HIGH INTERSTATE VISIBILITY

EXCELLENT OPPORTUNITY FOR GAS STATION/C-STORE AND/OR QUICK SERVE RESTAURANT



GREAT INTERSTATE LOCATION WITH EASY ACCESS AND VISIBILITY FROM I-74



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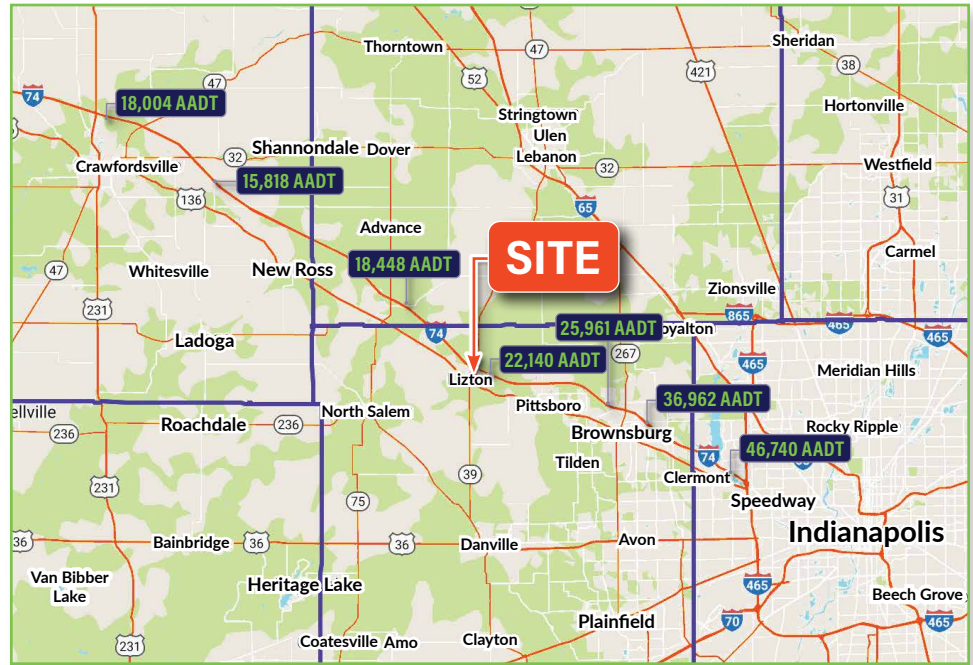
AVAILABLE | APPROXIMATELY 5.0± ACRES

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EXCELLENT OPPORTUNITY FOR GAS STATION AND/OR QUICK SERVE RESTAURANT

PROPERTY FEATURES:

- **AVAILABLE APPROXIMATELY 5.0± ACRES AT THE SOUTHEAST CORNER OF I-74 & SR 39 (EXIT 58)**
- Great visibility and access from I-74 approximately midway between Indianapolis (Speedway) and Crawfordsville
- Excellent location for gas station/c-store and/or quick serve restaurant
- Love's Travel Stop (Exit 61) only fuel/c-store between Brownsburg and Crawfordsville.
- No quick serve restaurants between Brownsburg and Crawfordsville.
- Lizton Rest Area just 4 minutes west of exit 58.
- Strong traffic counts on I-74.
- Site is 21 minutes and 24 miles to Crawfordsville exit and 24 minutes and 18.2 miles to Speedway in Indianapolis.
- Approximately 31 minutes to Indianapolis International Airport
- Approximately 40 minutes to Downtown Indianapolis



INTERSTATE 74 TRAFFIC COUNTS INDIANAPOLIS TO CRAWFORDSVILLE



DEMOGRAPHIC SNAPSHOT HENDRICKS COUNTY



EST TOTAL POPULATION 2025
191,780



POPULATION ANN GROWTH (2025-2030)
1.4%



EST AVG HOUSEHOLD INCOME 2025
\$130,688



EST TOTAL HOUSEHOLDS 2025
71,337

LIZTON
Hendricks County

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