

Pendleton - Land for Sale

I-69 & State Route 38, Pendleton, IN 46064

Land
+/- 5 Acres



Keith Dedrick CCIM, SIOR
keith@ccgbrokers.com
317-502-3622

Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

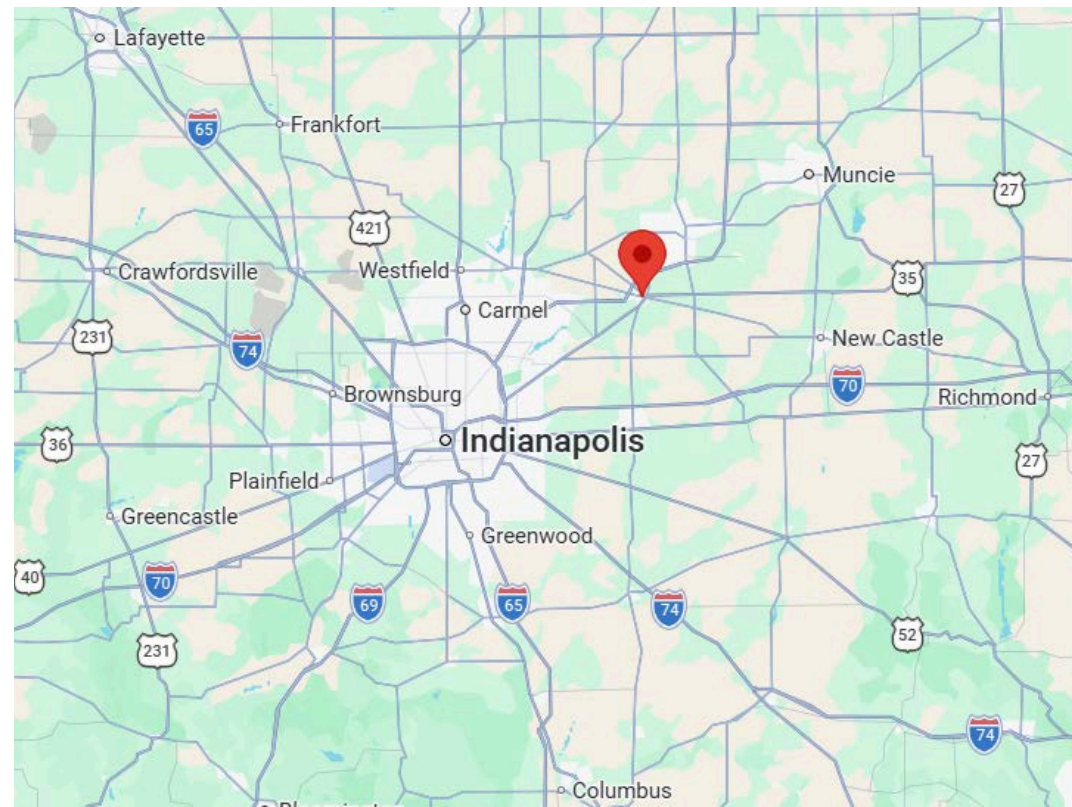


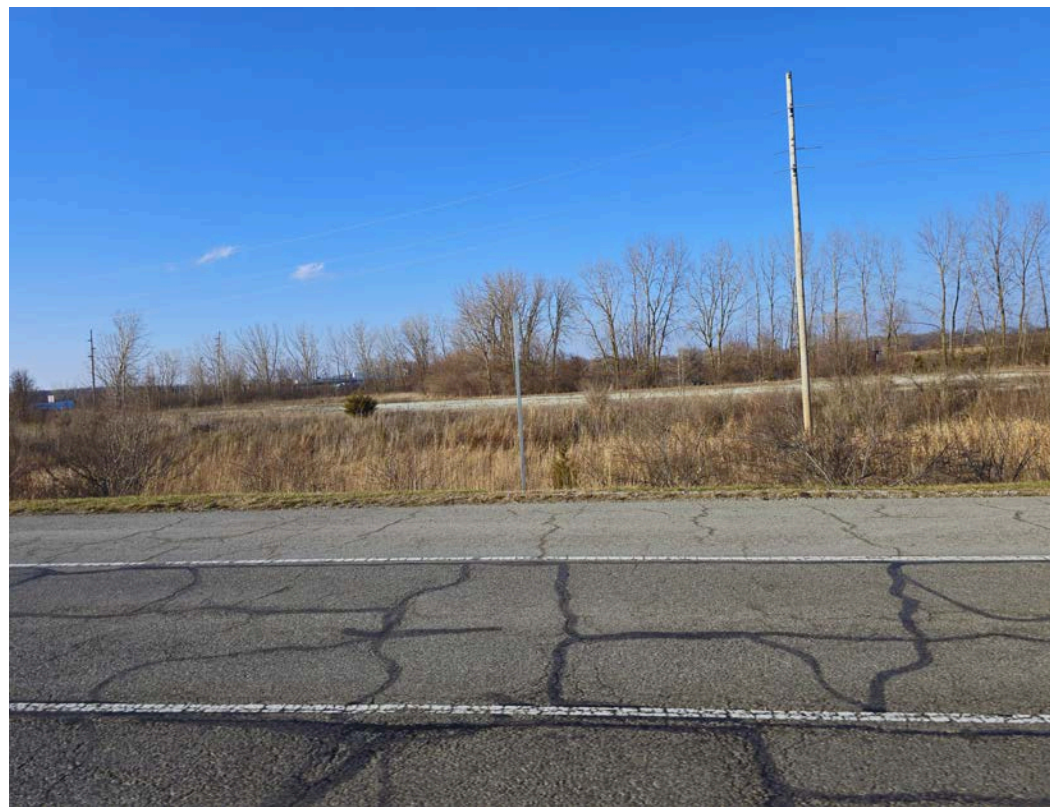
Property Details

I-69 & SR 38

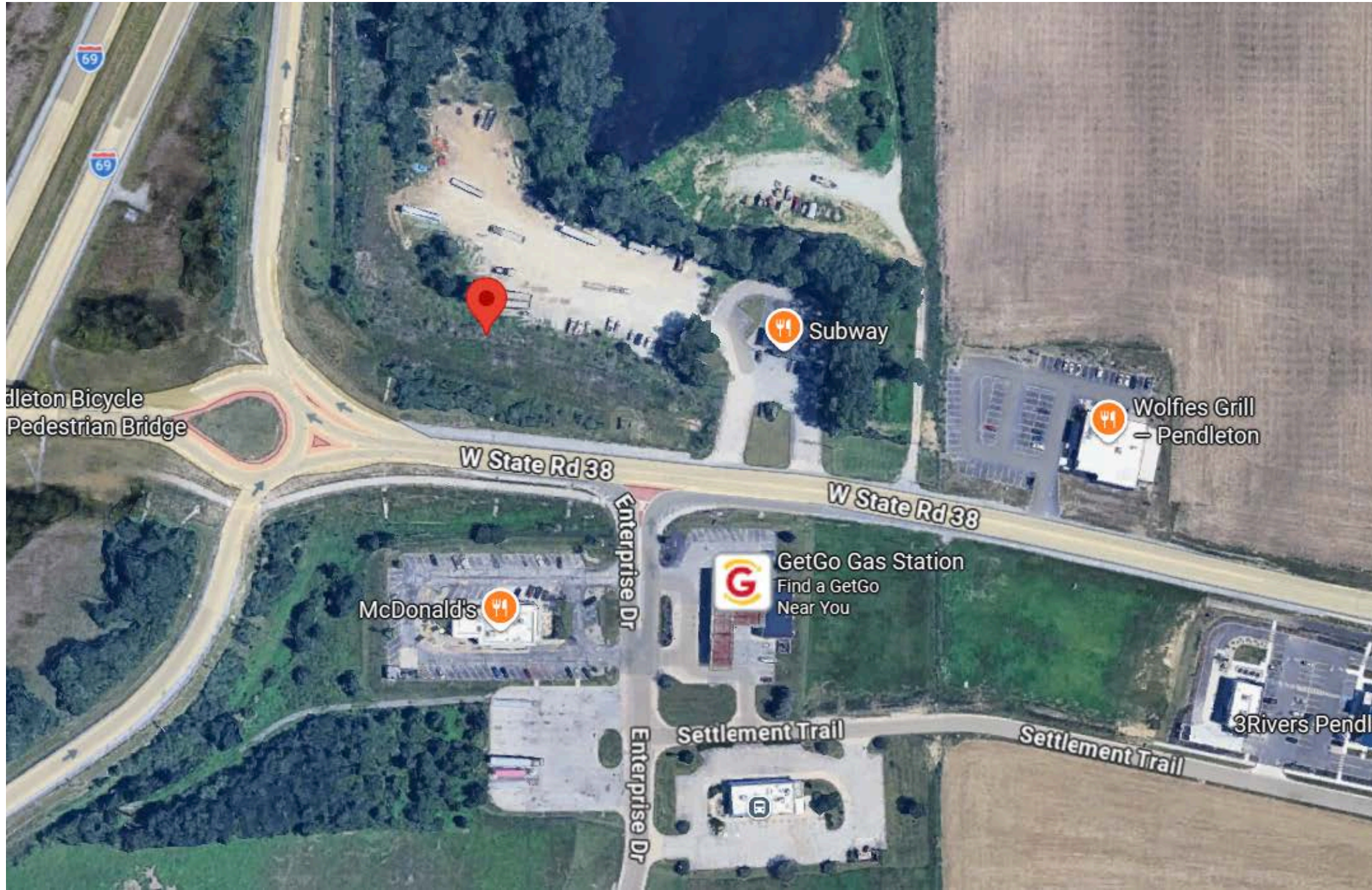
Asking Price:	\$3,500,000
Total Acreage:	+/- 5 Acres
Zoned:	Commercial
County:	Madison
Parcel:	48-14-18-400-002.000-013
Visibility-I-69/SR 38:	86,904 (vehicles per day)

This ±5-acre commercial parcel is ideally located at the highly visible I-69 and State Route 38 interchange in Pendleton, Indiana, offering excellent access and traffic exposure with over 86,000 passing vehicles per day. Zoned for commercial use, the property presents a prime opportunity for a possible gas station, convenience store, or other retail development. A Subway restaurant currently operates on the site with a month-to-month lease, providing flexibility for future plans. Situated in Madison County and just 10 minutes from the rapidly growing communities of Fishers and Noblesville, this location combines strong regional connectivity with nearby residential and commercial growth.





Aerial Overview



Demographics

770-780 W State St (20 miles)
770-780 W State St, Pendleton, Indiana, 46064
Rings: 20 mile radii

Latitude: 40.00526
Longitude: -85.76992

KEY FACTS



723,656
Population



Median Age



Average Household
Size

HOME VALUES



\$314,686
2024 Median
Home Value (Esri)



\$361,229
2024 Average
Home Value (Esri)



\$361,121
2029 Median
Home Value (Esri)



\$404,101
2029 Average
Home Value (Esri)

BUSINESS



23,973
Total Businesses



303,328
Total Employees

EMPLOYMENT



White Collar

71%



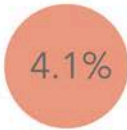
Blue Collar

18%



Services

11%



Unemployment
Rate

INCOME



\$88,508
Median Household
Income



\$48,034
Per Capita Income



\$292,270
Median Net Worth

Variables	20 miles
2025 Total Population	723,656
2025 Total Households	285,405
2025 Average Household Size	2.50
2025 Median Household Income	\$88,508
2025 Median Age	39.0