

MCCORDSVILLE MARKETPLACE

Up to 3,500 SF Available for Development

VERITAS
REALTY

6765 W Broadway, McCordsville, IN 46055



HIGHLIGHTS:

- Join Verizon, Great Clips, Indiana Farm Bureau Insurance, Noble Roman's and Auto Zone at McCordsville Marketplace
- Phase 1: 8,680 SF Center Fully Leased
- Phase 2: AutoZone Now Open
- Phase 3: Up to 3,500 SF Available for Development
- Located at stoplight entrance to Meijer on W. Broadway/ Pendleton Pike (16,008 VPD) with cross access to Carroll Rd (7,637 VPD)
- Anchored by 192,000 SF Meijer
- Growing retail trade area with robust residential growth
- McCordsville is the 3rd fastest growing community in Indiana



DEMOGRAPHICS	1 mile	3 miles	5 miles	7 miles
2025 Population	6,404	39,897	100,491	238,119
2025 Households	2,476	14,721	36,833	91,322
2025 Avg HH Income	\$133,516	\$163,017	\$158,083	\$129,062
Est. 2030 Population	7,000	42,107	103,156	242,384
Est. 2030 Avg. HH Income	\$133,187	\$165,045	\$164,159	\$134,133

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SITE
PLAN

PHASE 1 (complete)

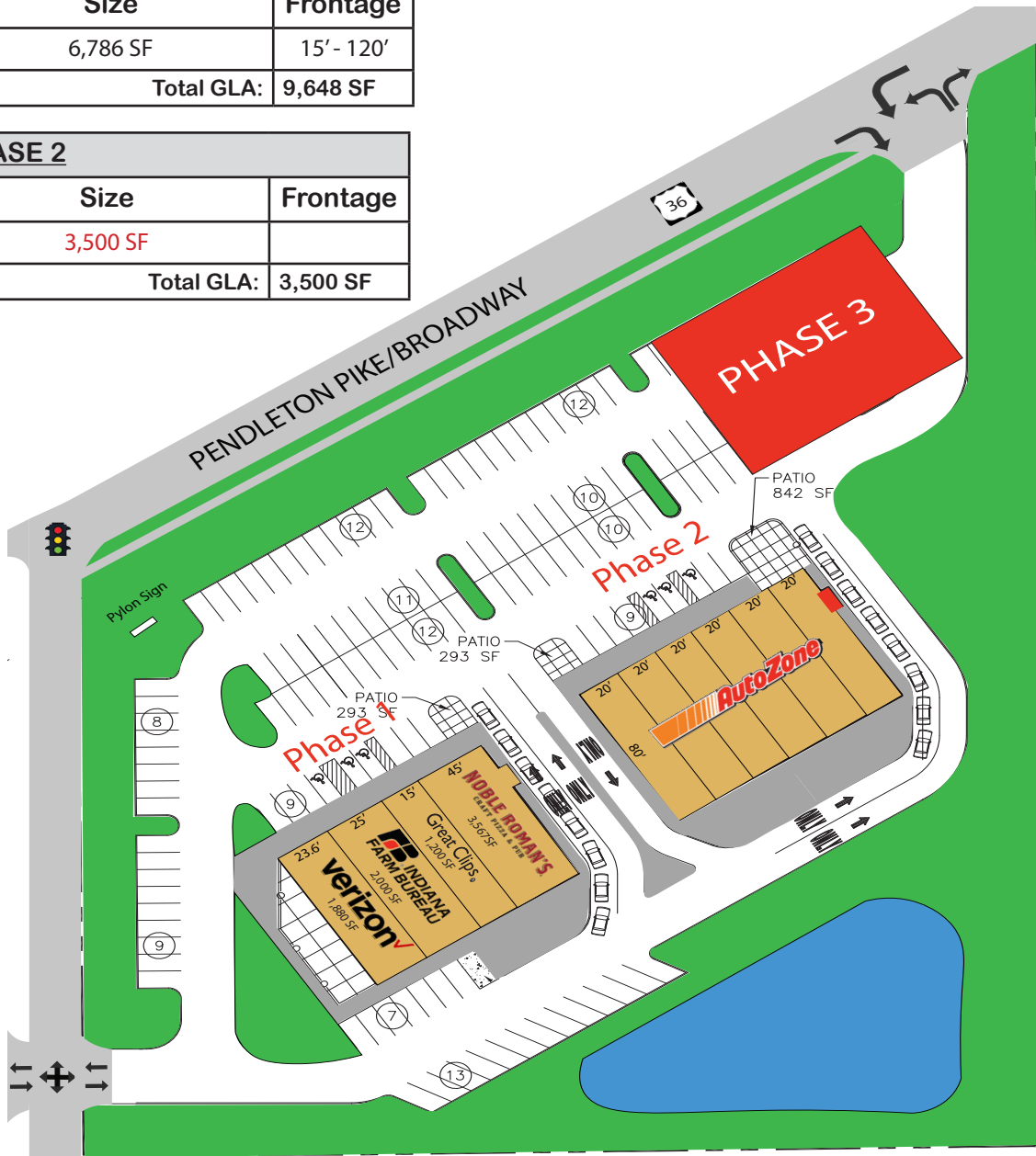
Suite	Tenant	Size	Frontage
6869	Verizon	1,880 SF	23.6'
6865	Indiana Farm Bureau	2,000 SF	25'
6861	Great Clips	1,200 SF	15'
6857	Noble Roman's	3,567 SF	45'
Total GLA:			8,680 SF

PHASE 2

Suite	Tenant	Size	Frontage
A-F	AutoZone	6,786 SF	15' - 120'
Total GLA:			9,648 SF

PHASE 2

Suite	Tenant	Size	Frontage
	Phase 3	3,500 SF	
Total GLA:			3,500 SF



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MARKET
AERIAL

