6125 S 700 E, Zionsville, IN 46075

Aerial (Market) Project Overview Aerial (Site) Master Plan Demographics 300,000 SF Power Center PETCO SHOE DEPT Burlington UFC Coat Factory GYM verizon / **⊘**ATI 0 Con supplied that the Great Clips®

Property Highlights:

- +/- 27 acres; Ground Lease or Built-To-Suit
- Premier out-lot opportunities: +/- 350' of depth and ample frontage to Whitestown Pkwy
- Last major undeveloped parcel in the Anson trade area, a new and growing retail corridor serving the greater Zionsville & Whitestown communities
- Conveniently located near the Anson Development which is a 1,700 acre mixed-use community encompassing a Master Plan of 2,500+ residential units and 13 million sq. ft. of office, industrial, medical hospitality and retail
- Heavy daytime traffic generated by Meijer, Witham Health, Lowe's and AllPoints at Anson Business Park



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Aerial (Market) Aerial (Site) Master Plan **Project Overview** Central Boulevard Central Boulevard Central Boulevard Central Boulevard meijer COUNTRY VET
...where it's all about your pet. Whitestown MCALISTERS Municipal PET SUPPLIES "PUUS" SUPERIOR SANDWICHES **SportClips** Sprint NOBLE ROMAN'S.
CRAFT PIZZA & PUB w oak St 14,775 ADT Whitestown Pkwy Whitestox vi Whitestown Plawy m Pkwy **Pending Cut** +/- 7 Acres getGo : Available 1.6 Acres Available 17.69 Acres Pending: Medical Use WILD Great Clips LOWE'S Wes +/- 7.6 Acres AND STATE OF THE PROPERTY OF T Pending: 140 multi-family units Royal Run Blvd Royal Run Blvd

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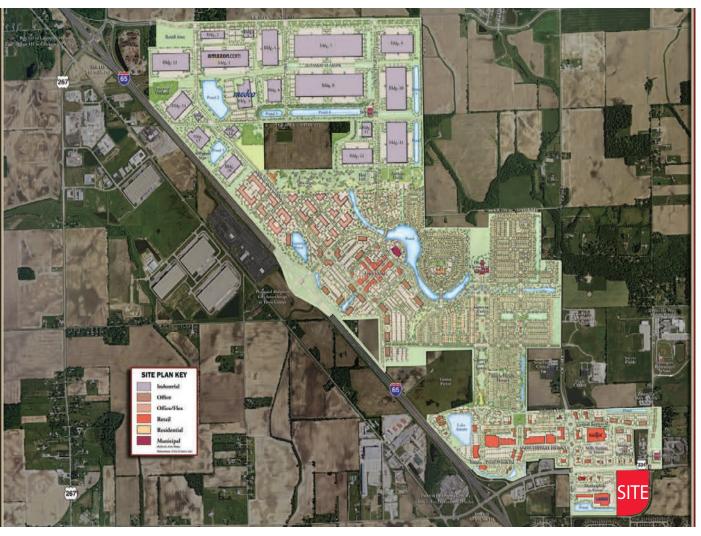
Aerial (Market)

Project Overview

Aerial (Site)

Master Plan

Demographics

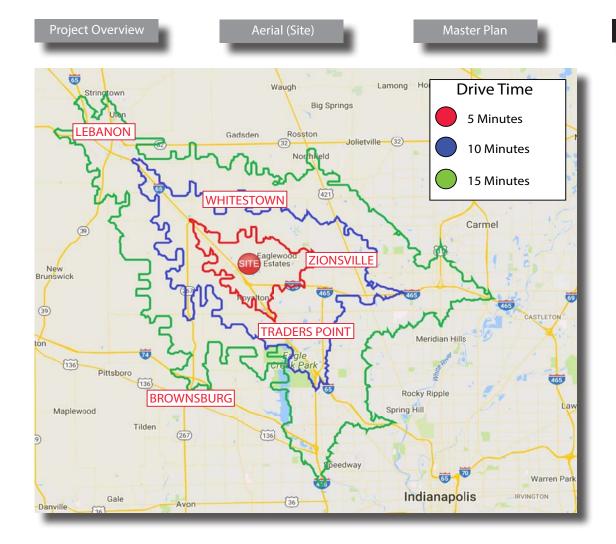




- 1,700 acre mixed-use community development
- Growing population with a recent increase of 2,500 residential units
- Witham's new state of the art 43,500 SF medical facility
- Creation of over 3,200 (& counting) employees at AllPoints at Anson Business Park including Amazon, Express Scripts, Weaver Popcorn, General Nutrition Company, Kenco Logistic Services

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Aerial (Market)



Demographics



| 2018 DEMOGRAPHICS | 5 miles | 10 miles | 15 miles |
|---------------------------------|-----------|-----------|----------|
| Population | 23,524 | 88,661 | 397,138 |
| Population Growth % (2010-2018) | 81.66% | 35.43% | 18.60% |
| Households | 8,107 | 32,639 | 157,023 |
| Avg. HH Income | \$144,064 | \$138,642 | \$95,728 |





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