6125 S 700 E, Zionsville, IN 46075

Aerial (Market) Project Overview Aerial (Site) Master Plan Demographics 300,000 SF Power Center PETCO SHOE DEP Burlington UFC Coat Factory GYM 14,775 ADT 0 the specimens 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) **Project Overview** Master Plan Central Boulevard Central Boulevard Central Boulevard Central Boulevan ZIONSVILLE meijer COUNTRY VET
...where it's all about your pet. Whitestown MCALISTERS Municipal PET SUPPLIES "PUUS" WHICH WICH?
SUPERIOR SANDWICHES Sprint **SportClips** NOBLE ROMAN'S.
CRAFT PIZZA & PUB 14,775 ADT woak St Whitestown Pkwy Whitestown Pkwy Whitestox vi 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 THE PROPERTY OF THE PROPER Pending: 140 multi-family units Royal Run Blvd Royal Run Blvd

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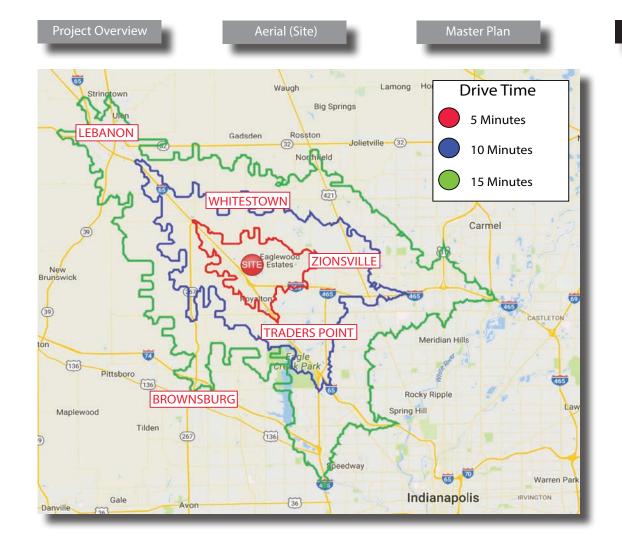




- 1,700 acre mixed-use community development
- Growing population with a recent increase of 2,500 residential units
- Witham's new state of the art 43,500 SF medical facility
- Creation of over 3,200 (& counting) employees at AllPoints at Anson Business Park including Amazon, Express Scripts, Weaver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

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Aerial (Market)



Demographics

2018 DEMOGRAPHICS	5 miles	10 miles	15 miles
Population	41,088	267,654	696,612
Population Growth % (2010-2019)	32.24%	13.97%	10.49%
Households	14,633	103,380	277,251
Avg. HH Income	\$160,289	\$108,416	\$95,807



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