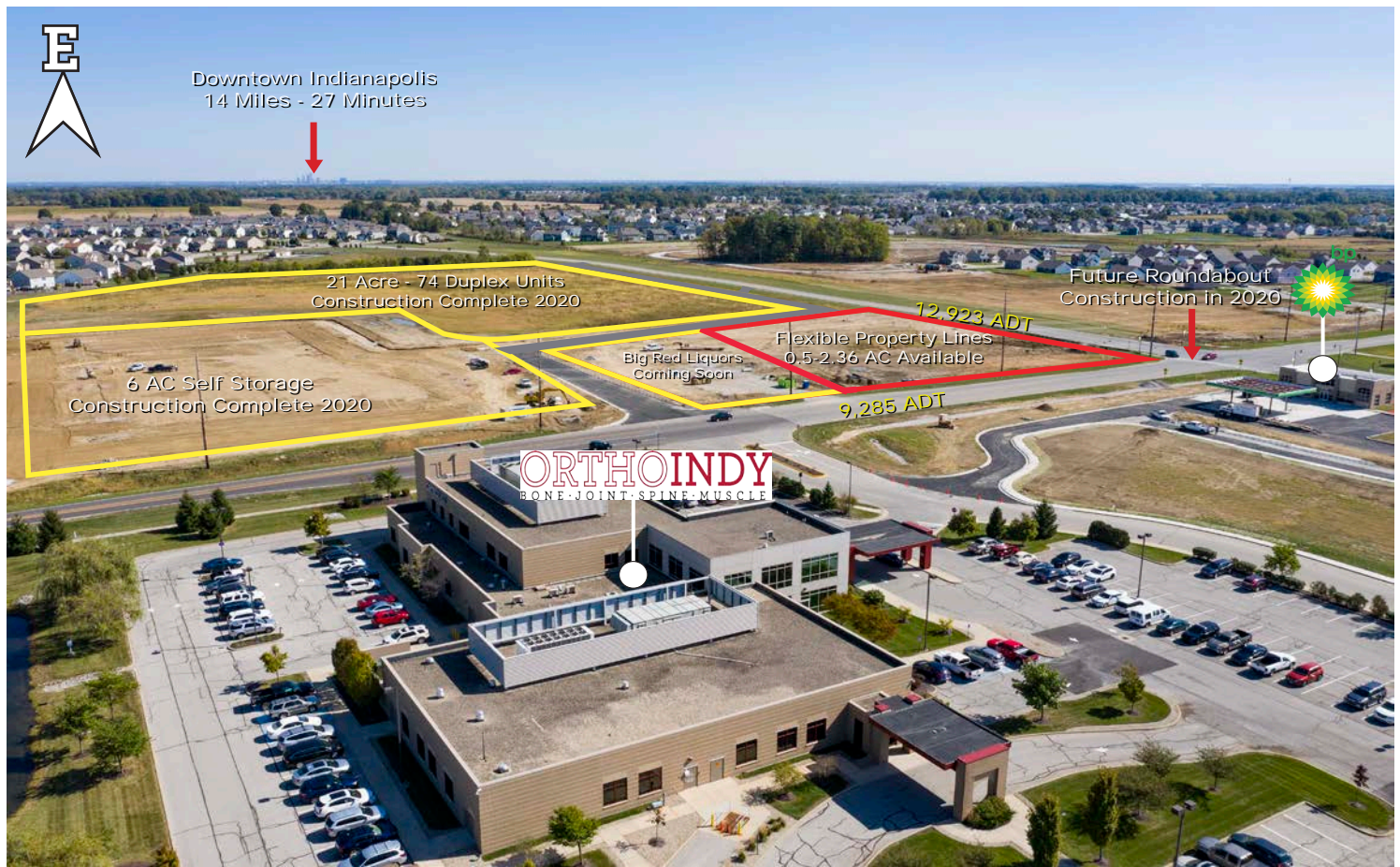


Market Void for Urgent Care, Physical Therapy, Dialysis, or Doctors

Up to 10,000 SF with Covered Patient Pick Up / Drop Off

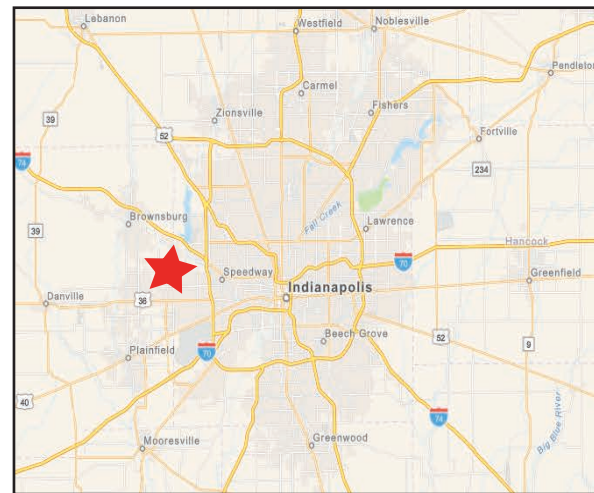
.5 – 2.36 AC Available for Sale, Build to Suit, or Ground Lease

2540 Hornaday Road, Brownsburg, IN 46112



Property Highlights:

- Up to 2.36 Acres for Development with up to 10,000 SF of Commercial Space Available at the Northeast Corner of Hornaday Road & Northfield Drive
- Strategically located in the heart of the residential neighborhoods of Brownsburg & Avon
- Located in Hendricks County, one of the fastest growing counties in the Indianapolis MSA with over 10% population growth over the past 9 years.
- Join the recent area growth that includes Ortho Indy West, Hendricks County YMCA in Avon, 1,900 of single family homes, and over 690 of apartments.
- High barriers to entry due to being one of the few commercial zoned quadrants in the immediate area
- Brownsburg has been recognized twice in the last 10 years by CNN Money Magazine as one of the “100 Best Places to Live” in the US



DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	4,698	42,415	116,740
% Growth 2010-2019	23.70%	17.40%	15.40%
Avg HH Income	\$112,591	\$100,331	\$98,772
2019 Housing Permits	984	2,866	5,587

FOR MORE INFORMATION
PLEASE CONTACT:

John Holloway

T: 317-472-1800

E: John@VeritasRealty.com

Seth Biggerstaff

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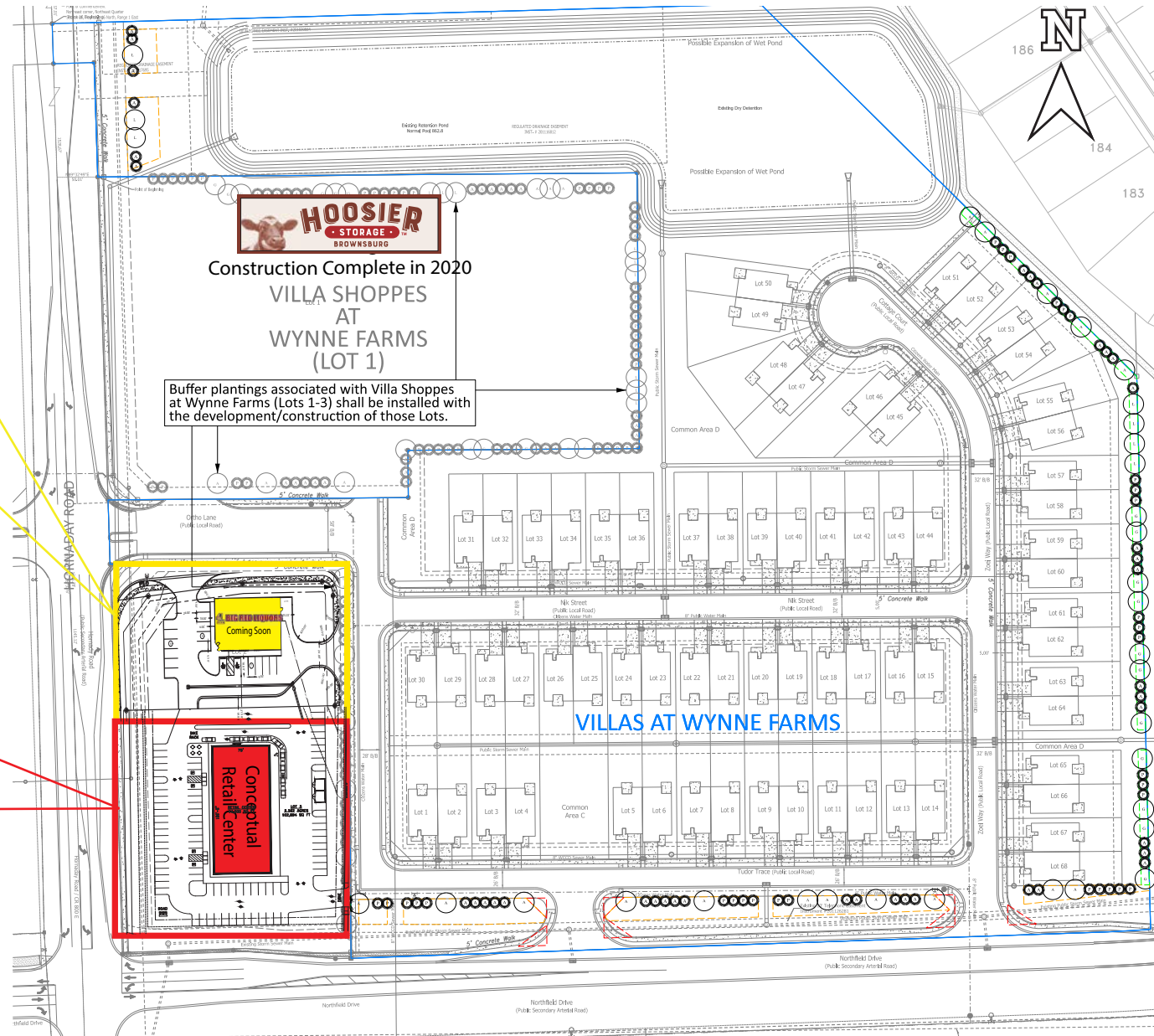
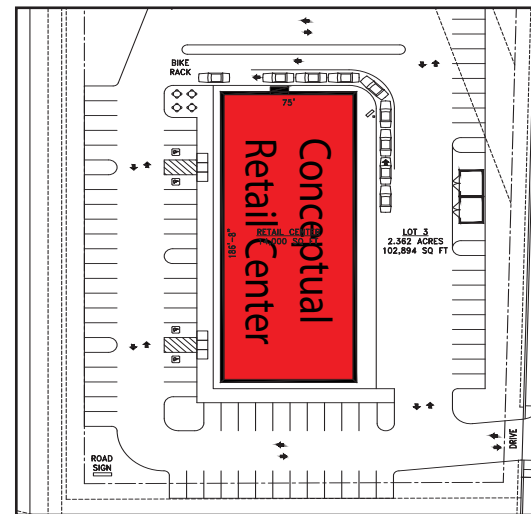
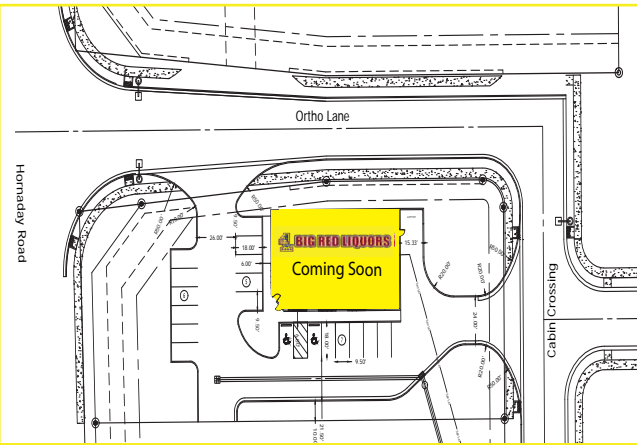
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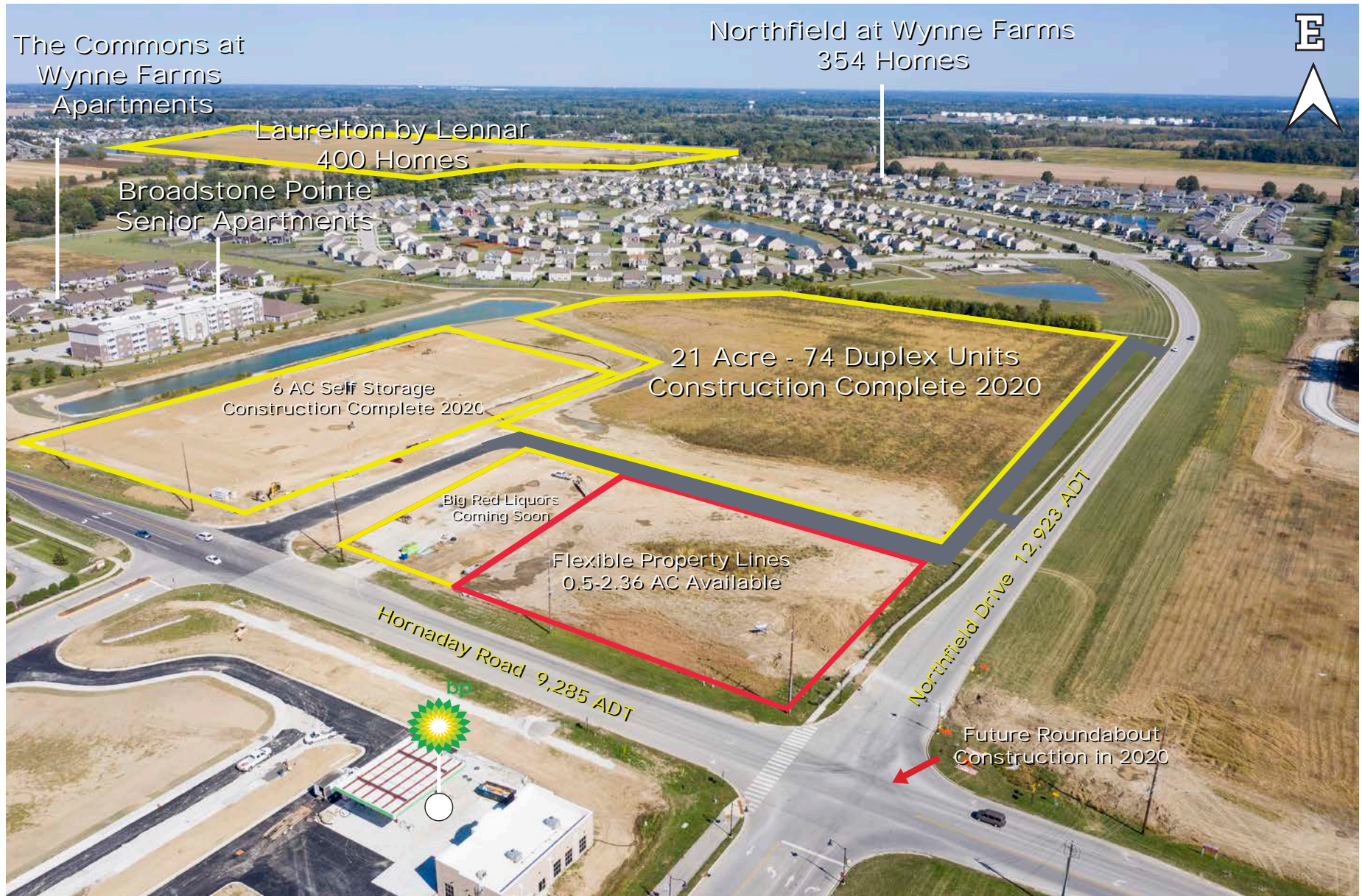


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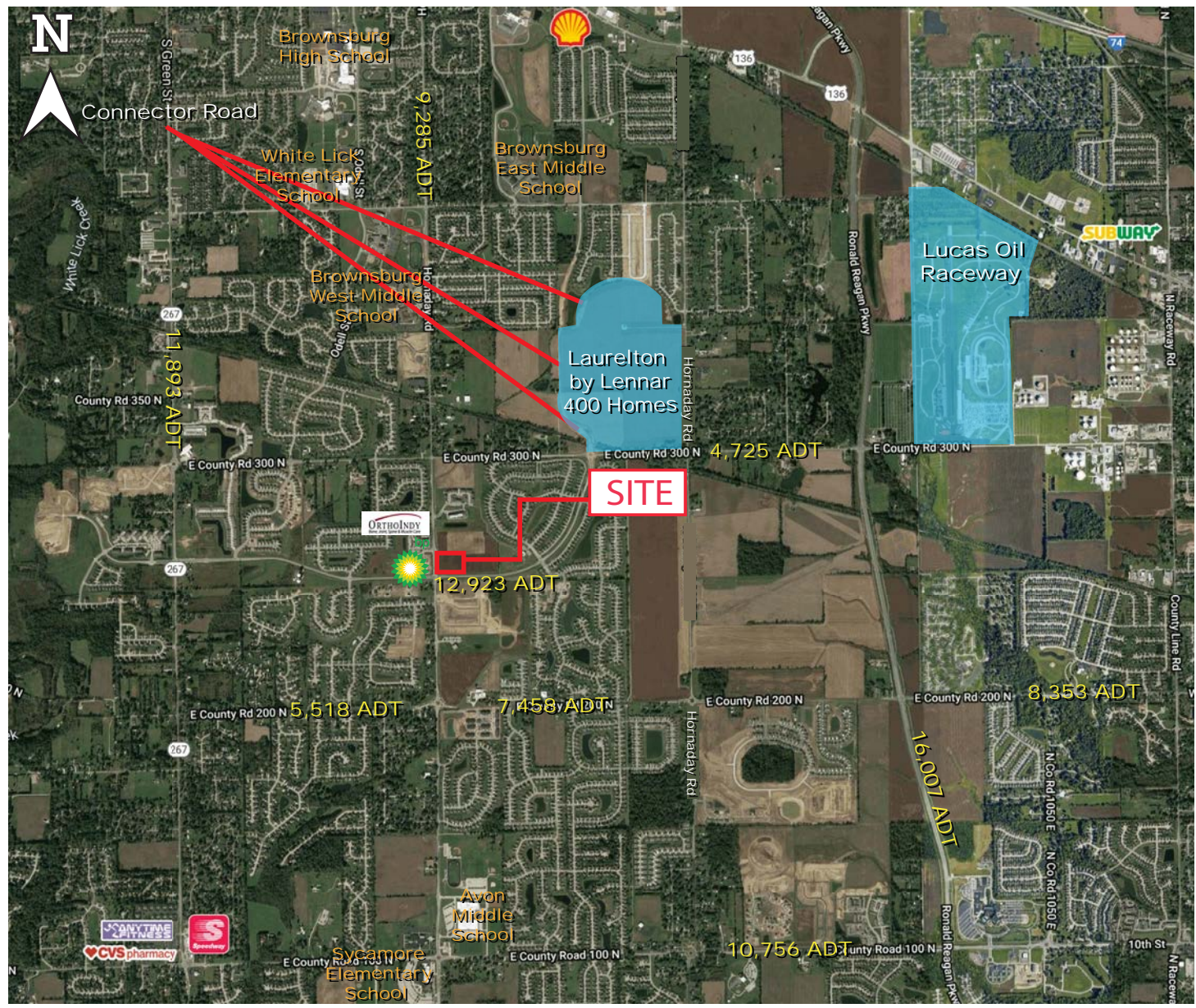
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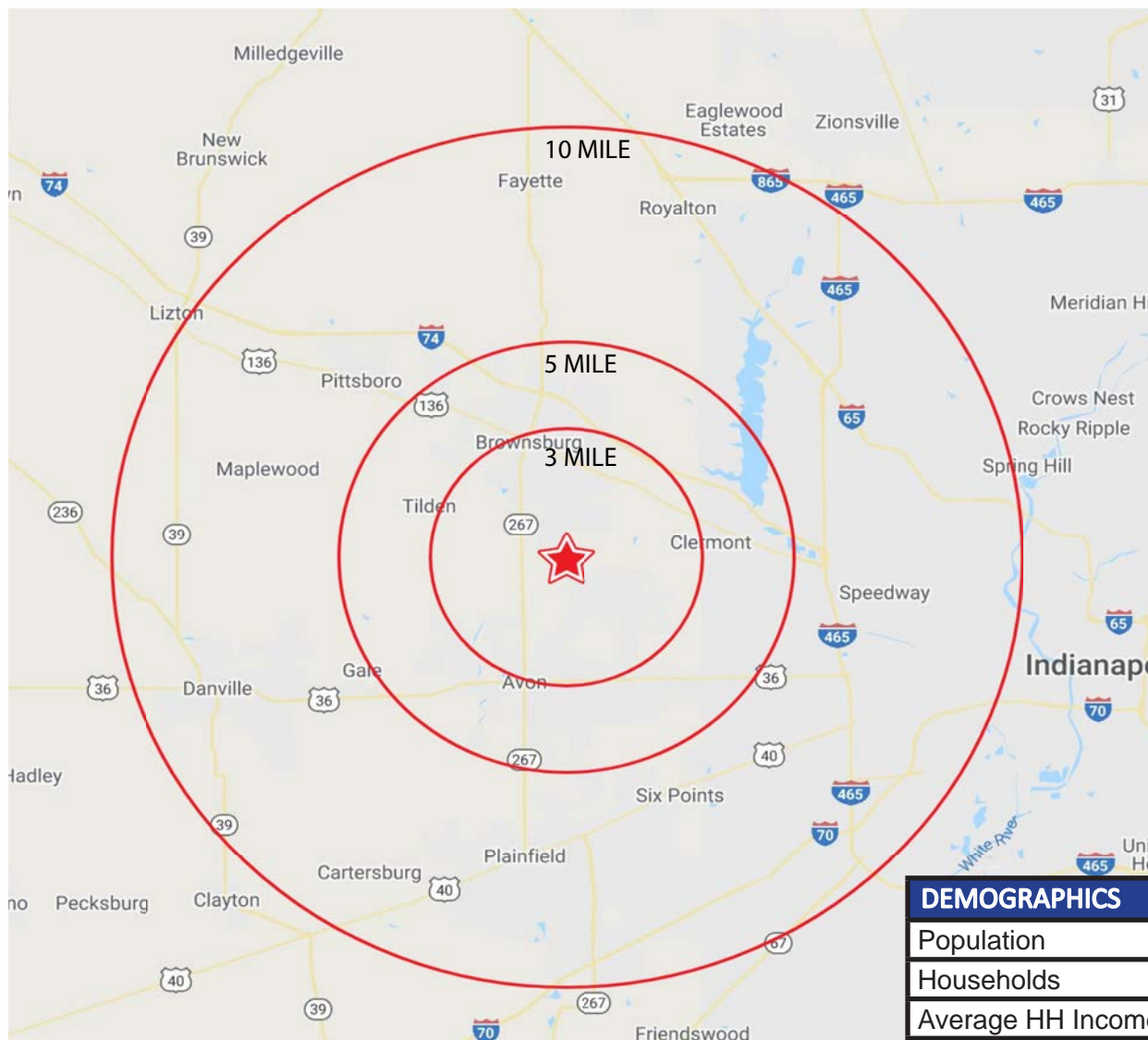
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