

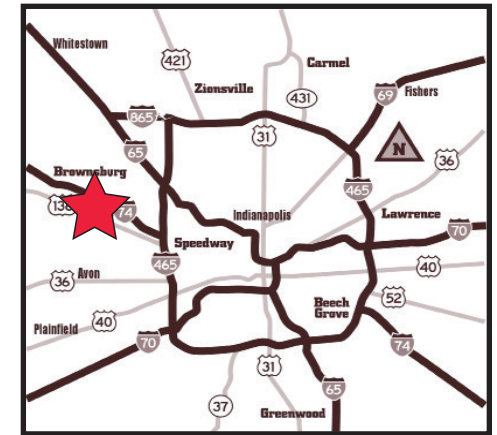
Prime Commercial Land Available: 6.95 Acres (divisible)

SEC of Green St / 267 and Interstate 74, Brownsburg, IN 46112

Project Overview

Aerial (Site)

Aerial (Market)



Property Highlights:

- 6.95 Acres (divisible)
- Potential Uses: Restaurant, Hotel, Retail, Office, Medical, etc
- Highly visible to Interstate 74 (35,402 VPD) and Green St / 267 (32,982 VPD)
- Centrally located in the heart of Brownsburg's main retail corridor
- Large Trade area with regional drawing power
- Hendricks County is the 2nd fastest growing county in Indiana
- In 2017, wallethub.com ranked Brownsburg as #8 Best Places to Live in Indiana for Families
- In 2009, CNN Money Magazine ranked Brownsburg #1 place to live in Indiana and #33 nationally

DEMOGRAPHICS	3 mile	5 mile	7 mile
Population	35,195	60,057	144,172
Proj Annual Growth (2020 - 2020)	5.76%	5.87%	5.24%
Households	12,547	21,576	54,781
Average HH Income	\$105,051	\$108,068	\$99,473

FOR MORE INFORMATION
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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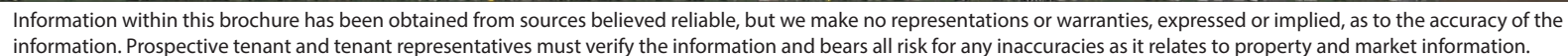
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