

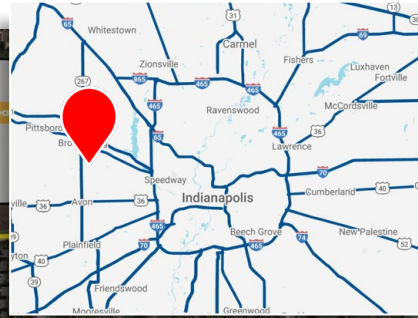
NORTHFIELD CROSSING | Prime Commerical Land

Divisible from 1 - 6.7 AC with Interstate Exposure

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

- Highly Visible frontage to I-74 - (35,402 VPD), Green St / SR 267 (32,982 VPD) & Northfield Dr. (17,255 VPD)
- Primary retail corridor in Brownsburg - part of large trade area with regional drawing power
- Brownsburg's population increased +23% from 2010 (2020 US Census)
- 1.0 - 6.7 AC lots available - Interstate 74 frontage & ingress/egress to Northfield Dr
- Join newly developed ALDI, Belle Tire, future restaurants, retail, medical & hotel tenants
- Hendricks County is the 2nd fastest growing county in Indiana

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	10 MILE
Population:	36,211	62,382	146,942	336,664
% Growth (2010-2020):	18.81%	19.37%	17.56%	15.05%
Households:	12,896	22,392	55,747	127,405
Avg. HH Income:	\$112,517	\$114,276	\$101,223	\$91,923



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Five Below

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NORTHFIELD CROSSING

1-6.7 AC COMMERCIAL LOTS

AERIAL - MARKET



NORTHFIELD CROSSING

1-6.7 AC COMMERCIAL LOTS

AERIAL - SITE

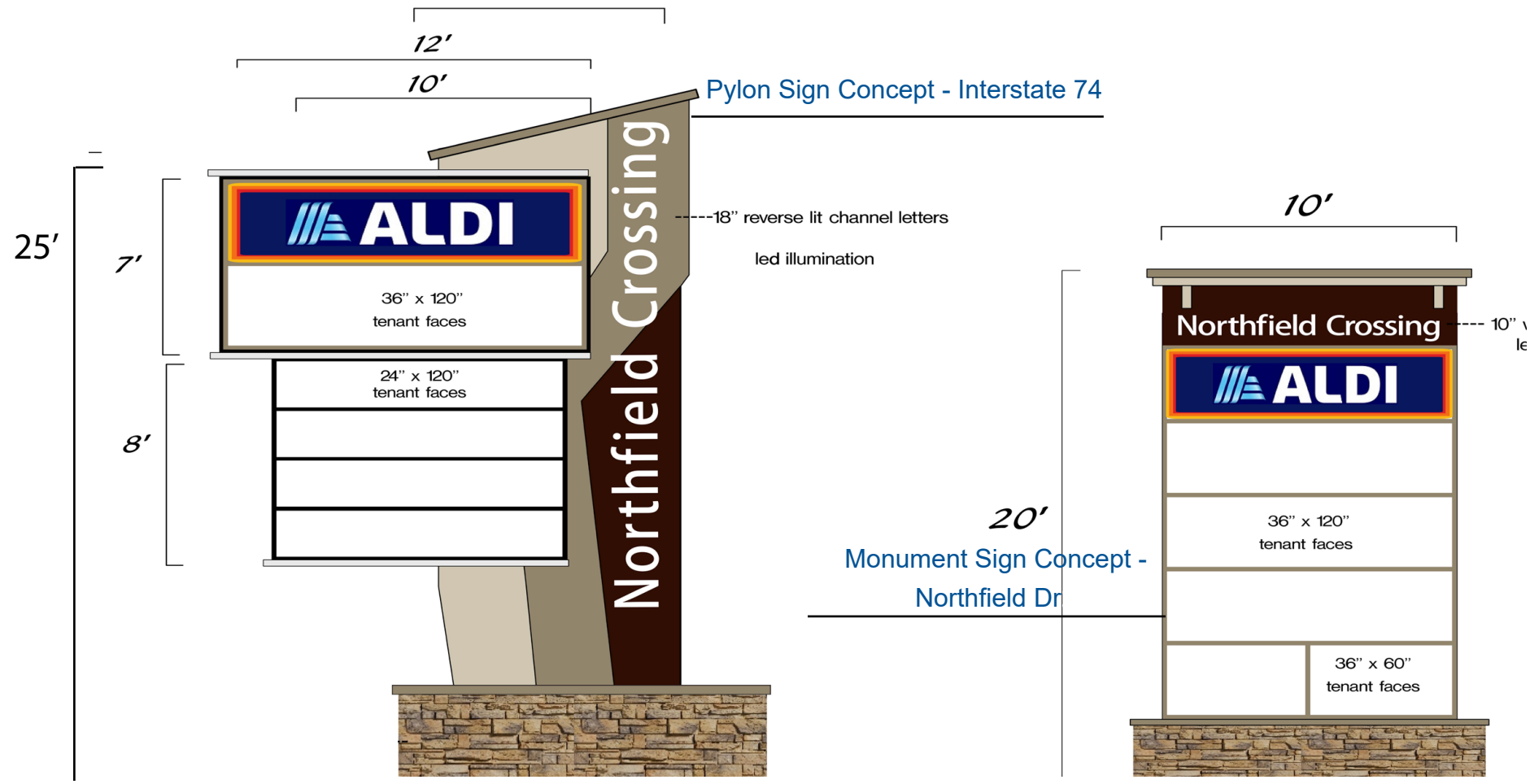


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SIGN RENDERING

8' 6"



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