

THE SHOPPES AT HOLLIDAY FARMS

8,553 SF AVAILABLE FOR LEASE

VERITAS
REALTY

Zionsville, IN 46077



PROPERTY HIGHLIGHTS:

- New multi-tenant development along Michigan Rd. in front of Holliday Farms with 900 new high-end homes
- High growth, high income suburban market with 4,500 homes within 2 miles
- Median household income of \$228,000 within 1 mile
- Adjacent to a new Starbucks and across from Interactive Academy (152 students)
- Golf cart accessible
- October 2026 Delivery

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population	4,136	32,261	76,755
Median HH Income	\$228,852	\$185,767	\$183,408
Number of Homes	1,265	11,011	27,077



CONTACT:

Shannon Hunt

T: 317-472-1800

E: Shannon@VeritasRealty.com

Allison Hawley

T: 317-472-1800

E: Allison@VeritasRealty.com

**FOR
LEASE**

www.VeritasRealty.com

8,553 SF AVAILABLE FOR LEASE

MARKET AERIAL

Zionsville, IN 46077



THE SHOPPES AT HOLLIDAY FARMS

8,553 SF AVAILABLE FOR LEASE

SITE
PLAN

Zionsville, IN 46077



THE SHOPPES AT HOLLIDAY FARMS

8,553 SF AVAILABLE FOR LEASE

PLACER.AI
DATA

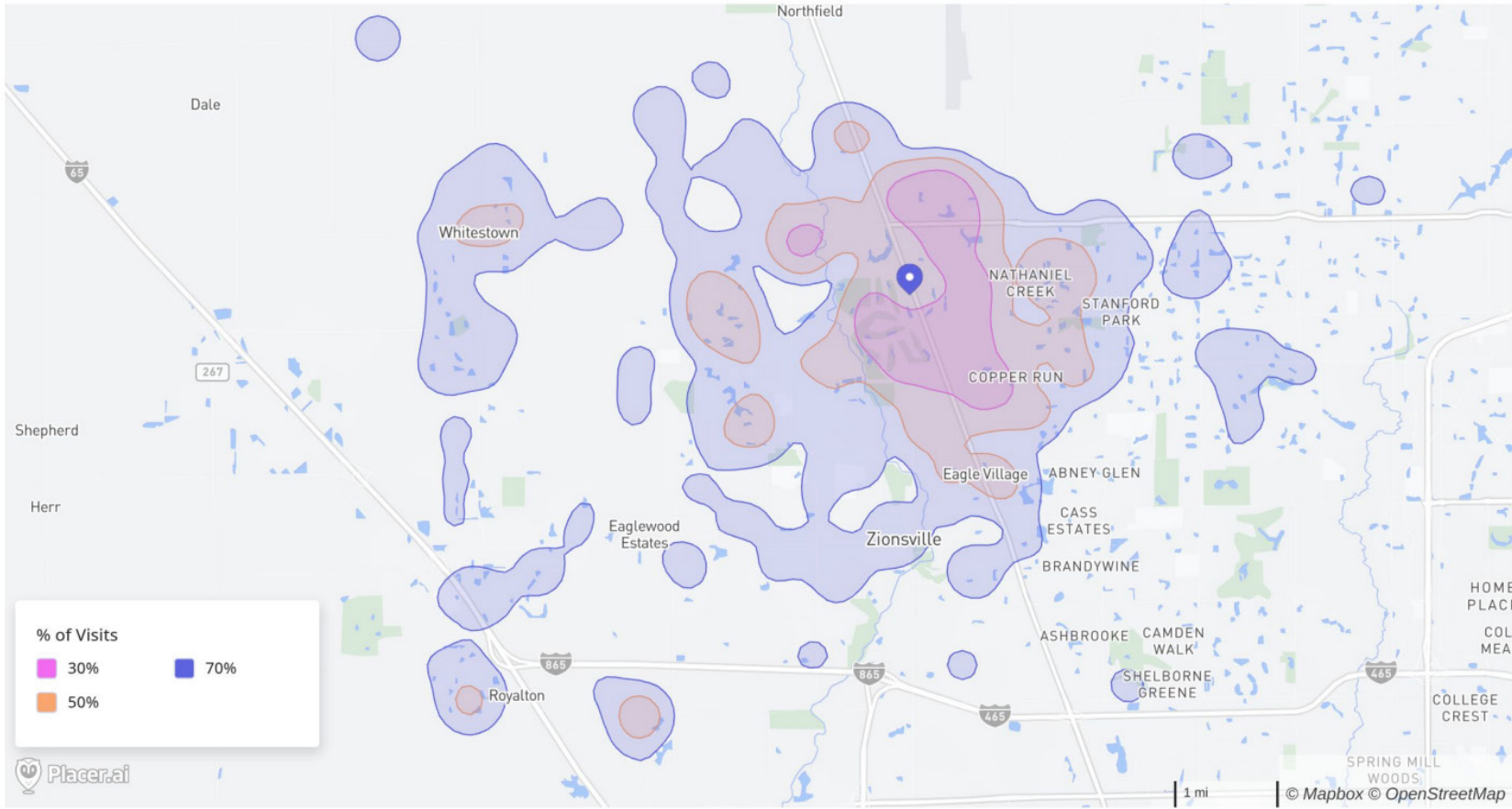


Visitor Demographics

May 1, 2025 - Apr 30, 2026

Starbucks

Marketplace Dr, Zionsville, IN



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

THE SHOPPES AT HOLLIDAY FARMS

8,553 SF AVAILABLE FOR LEASE

MARKET OVERVIEW

ZIONSVILLE, IN Boone County

Zionsville, located 20 miles northwest of Downtown Indianapolis, is a thriving suburb known for its **small-town charm and iconic brick street**. At its core, “The Village” maintains a historic, boutique feel by limiting chain retailers, while national brands are easily accessible in Boone Village and along Michigan Road (U.S. 421). This balance helps drive Boone County’s \$69.8 million tourism economy. With direct access to I-465 and I-65, Zionsville continues to grow. Its highly rated public school system—serving 7,906 K-12 students across eight elementary schools, two middle schools, and one high school—makes it **one of Indiana’s most desirable places to live**.



2023 & beyond EXPANSION PLANS

- South Village proposal
- Expand Main Street beyond the bricks
- Appaloosa Crossing | 54 acres
- 254,000 SF mixed-use development worth \$8M+ off U.S. 421
- Pittman Farms | 48 acres
- 400 apartments, retail, medical offices, restaurants, & grocery off U.S. 421
- Epson Community | 180 acres
- 362 homes ranging \$450,000-\$1M on west side off Whitestown Road
- 6 neighborhoods | 260 acres
- Saddleridge Estates, Oakview Park, Legacy Woods, Wild Air Trail, Marysville Crossing, & Crossbridge Point + senior living, coffee house, Johnson Preserve off Oak Street
- Holliday Farms | 597 acres
- Golf course, clubhouse, 430+ luxury homes ranging \$600,000-\$2M+, restaurants, & retail stores off U.S. 421

- ★ **The Village**
Brick road with homes, dining, shops, & offices
- ★ **Rahal Racing Offices**
 - Graham Rahal Performance
 - Rahal Letterman Lanigan
 - Restaurant & coffee shop
- ★ **Lions Park**
Community park along Eagle Creek & Elm Street Green
- ★ **Big 4 Rail Trail**
Historic train track reimagined to 20+ miles of trails to Whitestown & Lebanon with trailhead amenities



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,900	31,047	88,981
EST. HOUSEHOLDS	2,352	11,414	34,002
EST. AVERAGE HOUSEHOLD INCOME	\$178,725	\$226,766	\$205,696