

THE SHOPS AT HOLLIDAY FARMS

11,410 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

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FOR
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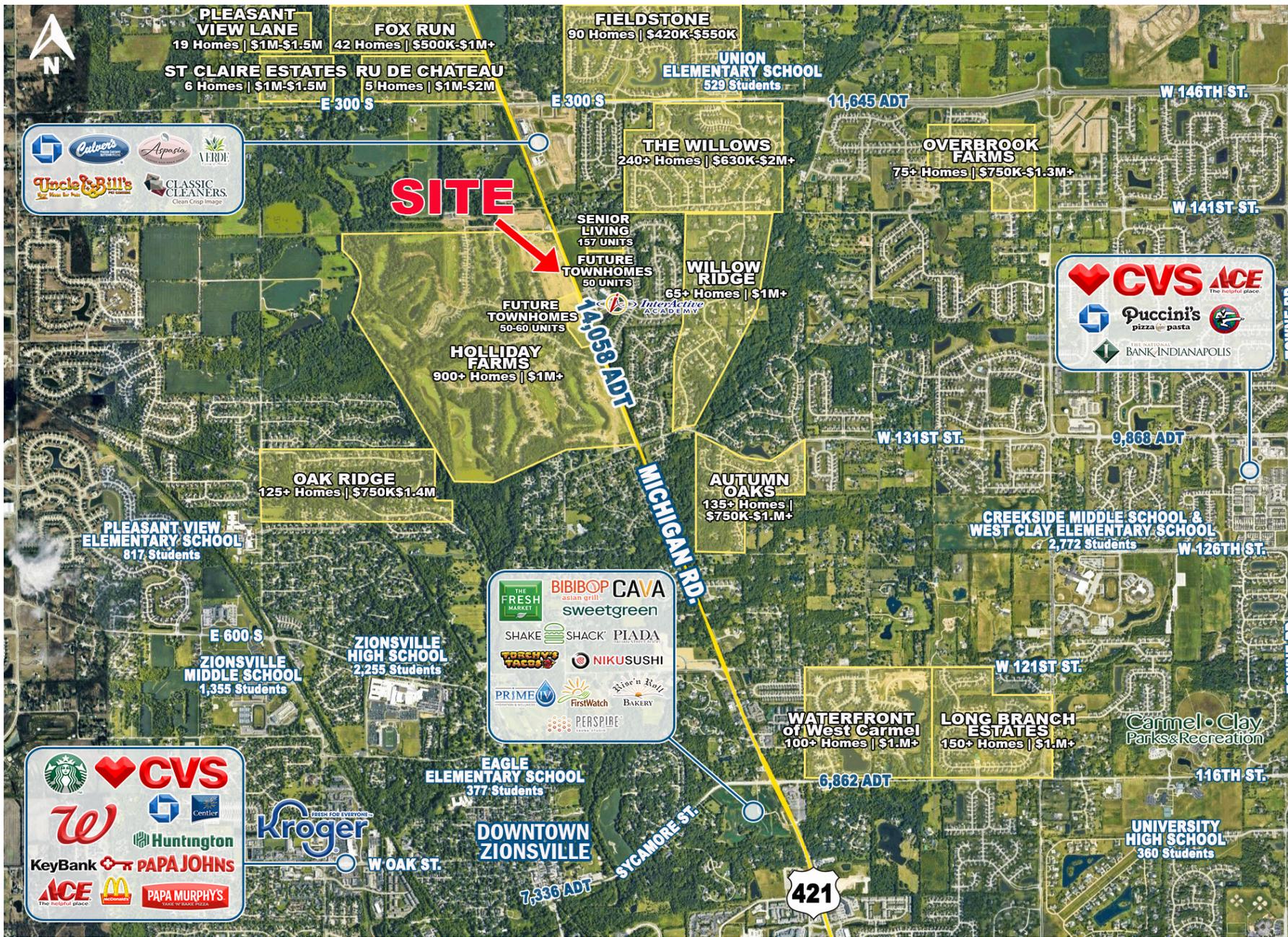
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MARKET
AERIAL

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ZOOM
AERIAL

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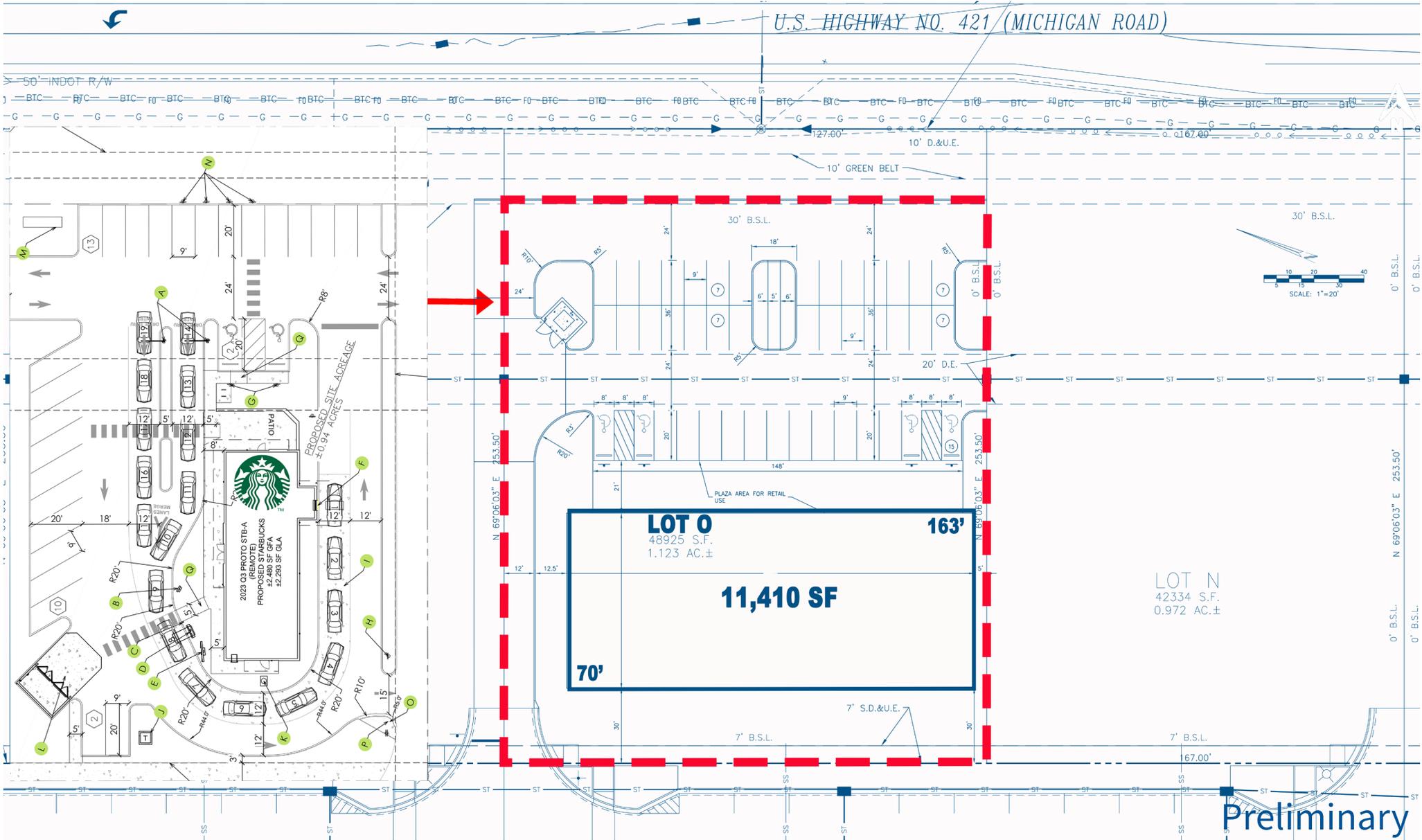


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SITE PLAN

Zionsville, IN 46077



Preliminary

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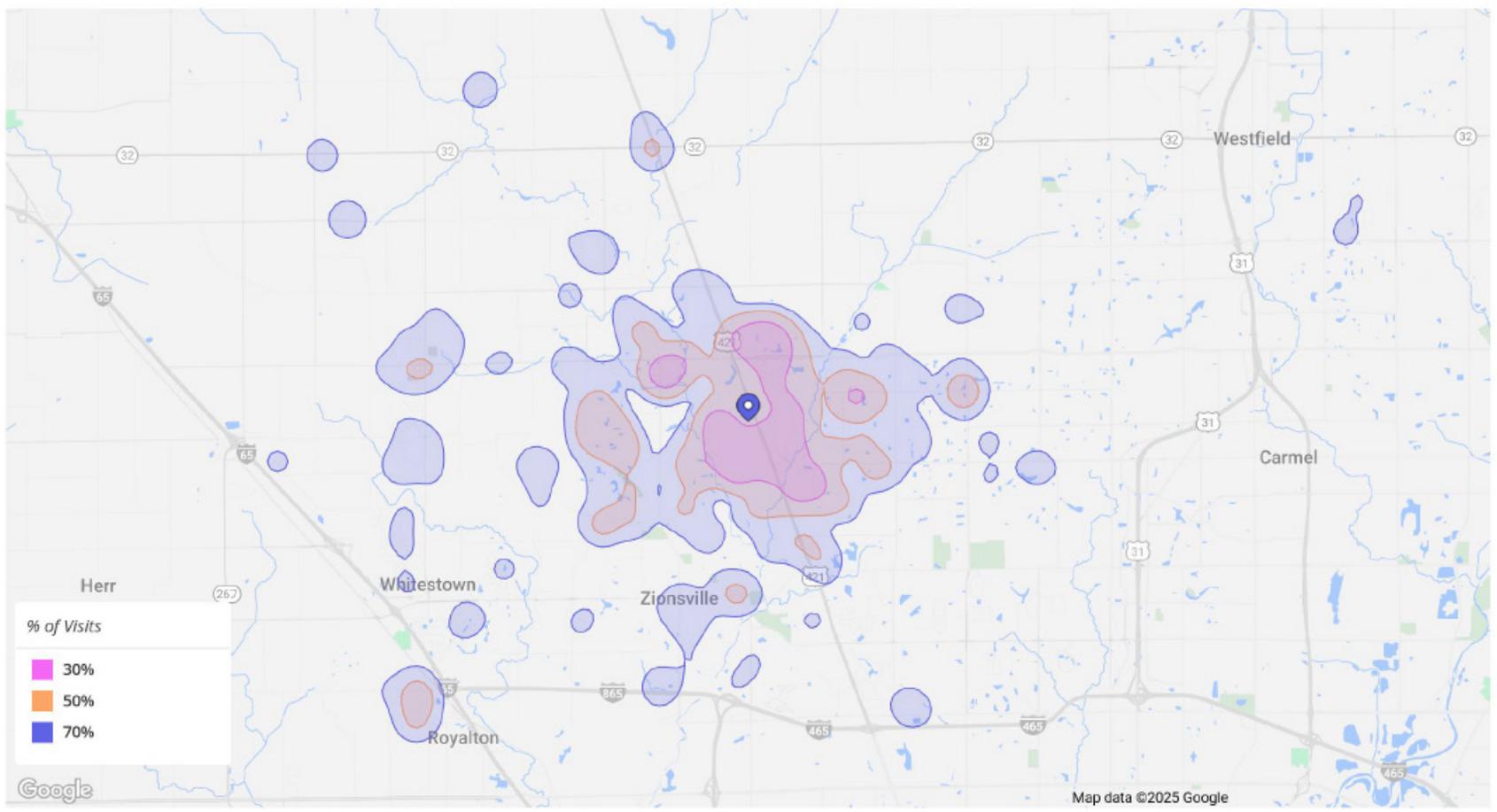
PLACER.AI
DATA



Visitor Demographics

Aug 1, 2024 - Jul 31, 2025

Starbucks / 3675 Marketplace Dr, Zionsville, IN 46077 # 84824-312561



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

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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**.



- ★ **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 reimaged to 20+ miles of trails to Whitestown & Lebanon with trailhead amenities

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



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