



RETAIL | RESTAURANTS | MEDICAL | OFFICE | MULTI-FAMILY
US 421 & SYCAMORE STREET | ZIONSVILLE, IN 46077



ZIONSVILLE, IN

Population & Growth: Zionsville has grown to an estimated population of over 31,000 to 32,000 residents, maintaining a steady annual growth rate of ~1.67% and growing over 11% since 2020.

Exceptional Wealth & Purchasing Power: The town boasts a median household income exceeding \$137,000 to \$172,000 annually, making it one of the wealthiest communities in Indiana and providing immensely high discretionary spending.

Highly Educated Workforce: Over 71.9% of residents aged 25+ hold a bachelor's degree or higher, fostering an affluent, professional customer base.

Established & Family-Oriented: The median age sits around 42 years old, with approximately 28% of the population under 18 years old, creating strong demand for family-friendly services, boutique retail, dining, and recreation.

Strategic Gateway Location: Positioned along the heavy-traffic US-421 corridor with newly engineered signalized entry, **The Farm** offers direct exposure and seamless regional connectivity to Indianapolis and surrounding Northside submarkets.

Built-in On-Site Customer Base: Featuring the luxury **Sylo Apartments** (400 multi-family units equipped with top-tier amenities) right on site, businesses benefit from a loyal, immediate resident base.

Synergistic Anchor Mix: Designed for flexible, high-performing shop spaces, phase plans include high-profile culinary anchors like Shake Shack, financial institutions like Stock Yards Bank & Trust, planned specialty grocers, and medical office spaces.

Strong Local Economy: With low poverty rates (~3.12%) and sustained residential expansion, Zionsville delivers high commercial resiliency and sustained foot traffic year-round.

Top-Tier Ranking in Indiana: Ranked **#3 Best Place to Live in Indiana** and **#3 Best Suburb to Live in Indiana** by *Niche*.

Premier Public School System: Ranked **#4 Places with the Best Public Schools in Indiana** (and #1 in Boone County), serving as a major draw for affluent families moving to the Indianapolis metro area.

Unmatched Safety: Consistently named one of the safest towns in Indiana, featuring exceptionally low crime rates compared to national averages.

Premier County & Regional Hub: Rated **#1 Best Place to Live, Raise a Family, and Buy a House in Boone County**.







2027 Opening



400 Class A+ Units

Stock Yards
Bank & Trust

NIKUSUSHI

HOLLYWOOD
NAILS • LASHES • WAX

BIBIBOP

sweetgreen

WEST COAST
SOURDOUGH

PRIME
CUT

CAVA

PIADA
ITALIAN STREET FOODS

Rise n Roll
BAKERY

SHAKE SHACK

TORCHY'S
TACOS

Gracie's
ICE CREAM

MACHOS

Community
PET HEALTHCARE

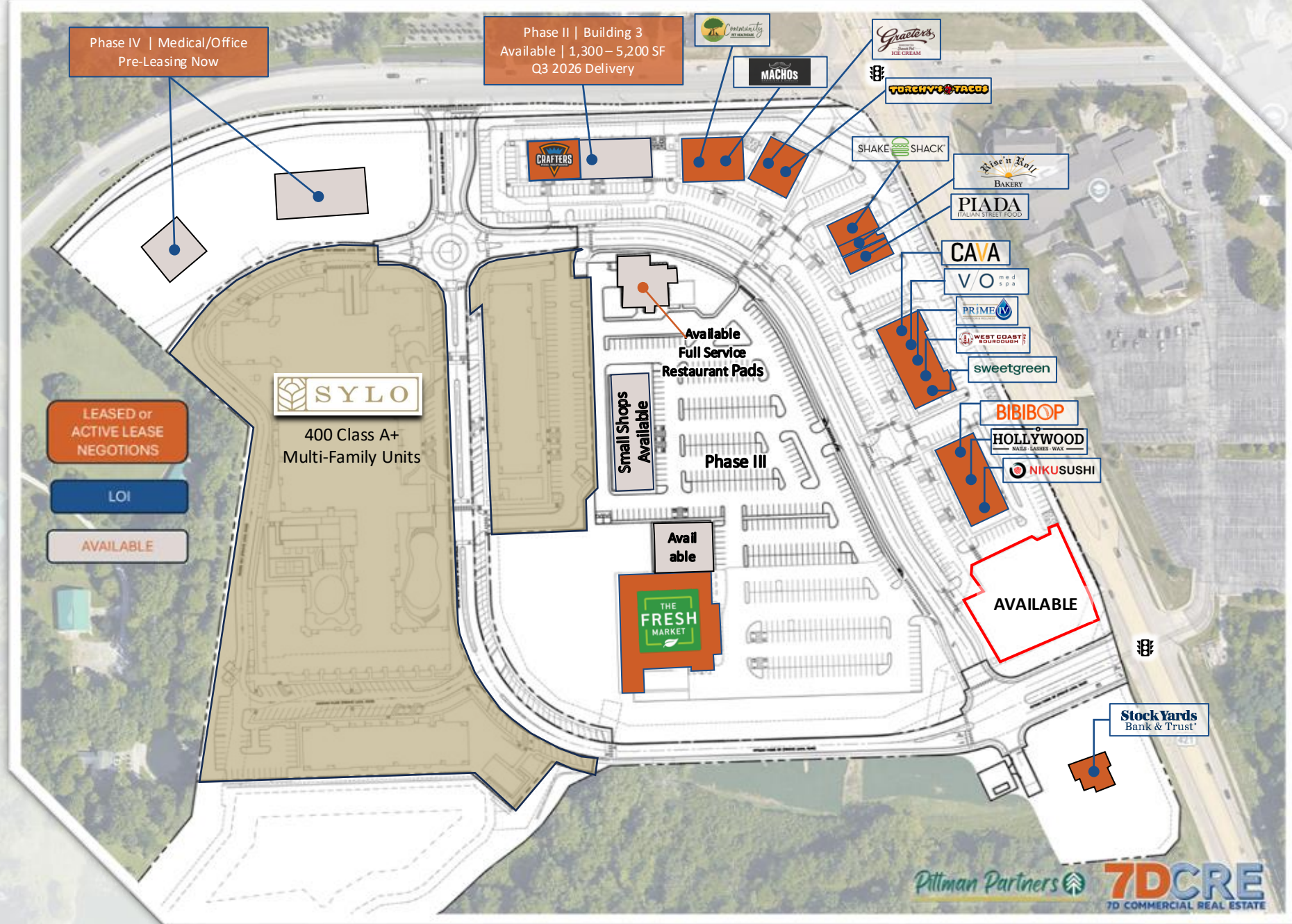
CRAFTERS

1,300 -
5,200 SF
AVAILABLE
FALL 2026

N. MICHIGAN ROAD | 20,677 ADT (2023)

SYCAMORE STREET | 6,650 ADT (2023)







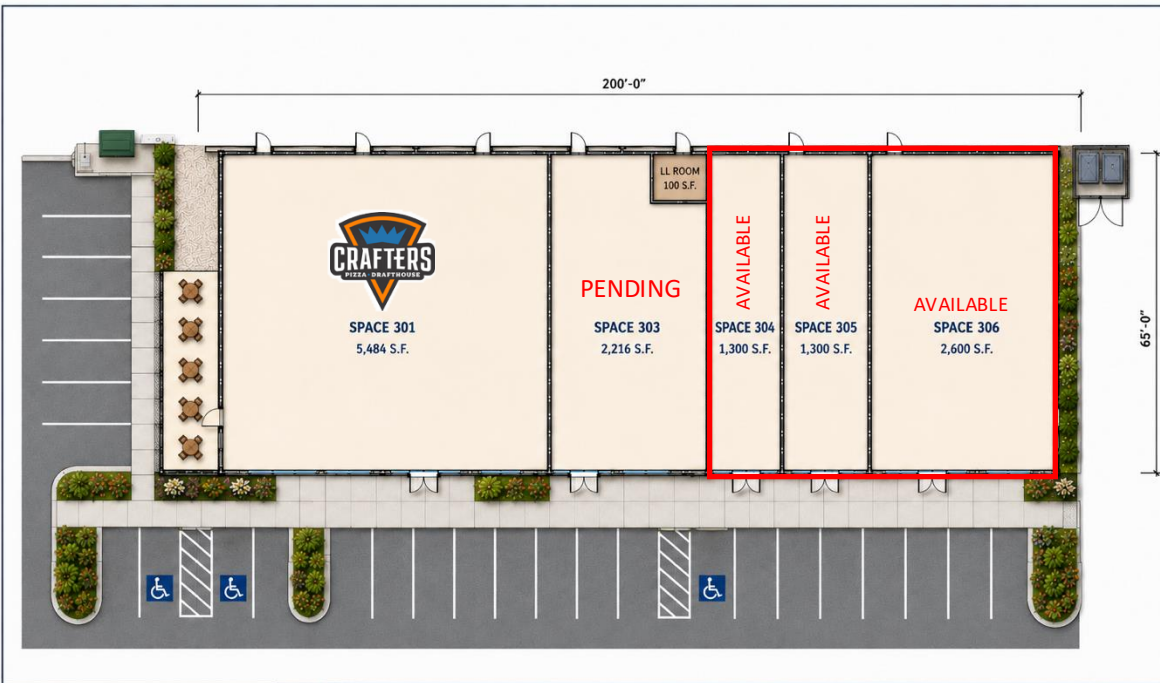
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PHASE II | BUILDING 3 | FALL 2026 DELIVERY

- Located at the NEC of Sycamore and Pittman Farms Drive
- Anchored by Crafters Pizza and Drafthouse
- 1,300 – 5,200 square feet available, including the east end-cap
- Cold Dark Shell Delivery + Tenant Improvement Allowance
- Perfect for Medtail, service providers and a specialty small format restaurant



N. Michigan Rd Corridor

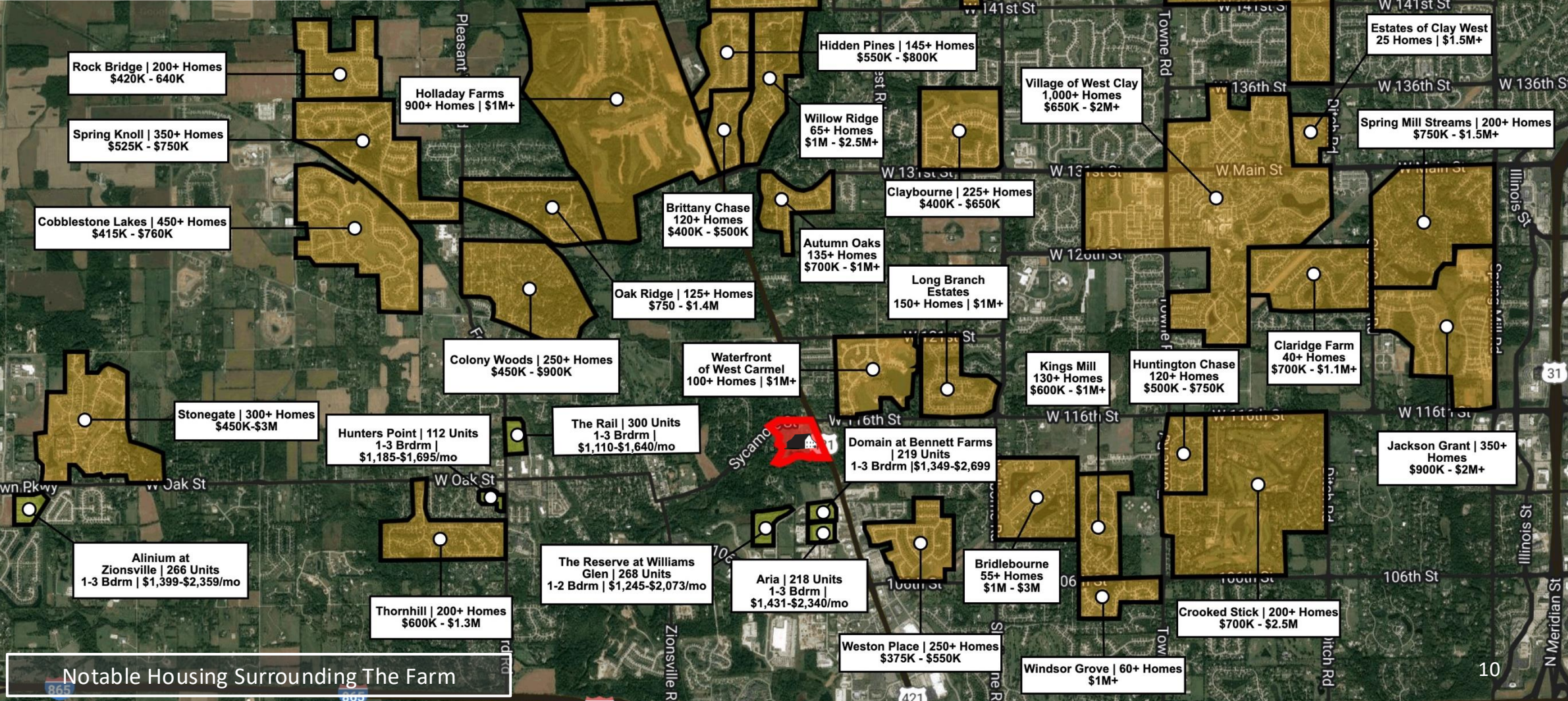


N. Michigan Rd Corridor Zionsville & West Carmel





The Farm at Zionsville	1 mi Radius	3 mi Radius	5 mi Radius
Population	4,227	37,680	104,603
Average HH Income	\$168,555	\$190,565	\$150,925
Median HH Income	\$143,962	\$157,567	\$121,007
5 Yr Pop Growth (Total %)	6.5%	5.3%	5.1%
Households	1,749	13,727	40,438
Population Median Age	37.9	40.4	38.3





THE FRESH MARKET

Ryan Pennington
President | CEO

M: (317) 443-0951

rpennington@7dcre.com

Andrew Clifford
Partner

M: (317) 490-6413

aclifford@7dcre.com

Luke Isenbarger
SVP

M: (317) 319-1436

lisenbarger@7dcre.com

Blair Austin
SVP

M: (317) 727-4229

baustin@7dcre.com