



776-788 Dan Jones Rd.
Plainfield, IN 46168



UNDER CONSTRUCTION

1,638 SF of Retail space leasing with 6,527 SF pre-leaseing in Plainfield, Indiana. The property is located at the south west corner of Township Line Road and Dan Jones Road.

This development is located immediately west of [Hobbs Station](#) (under construction) which is a \$300 million mixed use development located on 125 acres and will include 240 single family homes, 650 multi-family residences, 120 senior housing residences, 70,000 square feet of neighborhood retail/restaurants, 540,000 square feet of logistics space, and 200,000 square feet of build-to-suit (BTS) office space.

Property Highlights

- 1,400 SF-8,165 SF of Retail Space Available
- Drive Thru Opportunity
- Outdoor Seating Areas Available
- Ample Parking
- Excellent Visibility
- Estimated Delivery: Sept 2026

OFFERING SUMMARY

Lease Rate:	Contact Broker
Number of Buildings:	2
Available SF Bldg 1:	1,638 SF
Available SF Bldg 2 (Pre-Leasing):	6,527 SF
Total Size of Buildings:	13,093 SF

DEMOGRAPHICS	3 MILES	3 MILES	5 MILES
Total Households	15,863	15,863	31,900
Total Population	41,315	41,315	84,940
Average HH Income	\$91,212	\$91,212	\$93,538

Video Drone Tour of the Property and Surrounding Area





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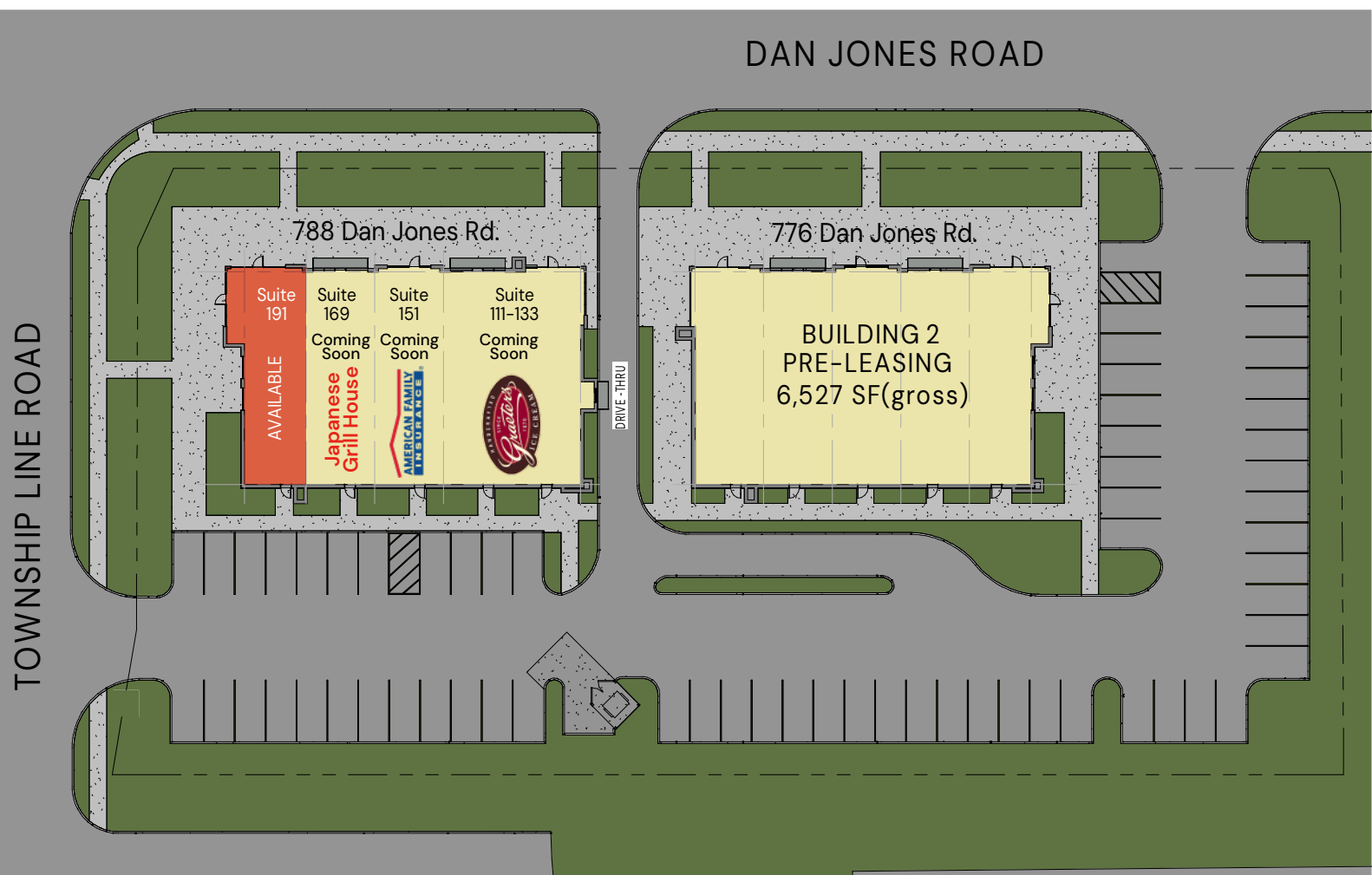




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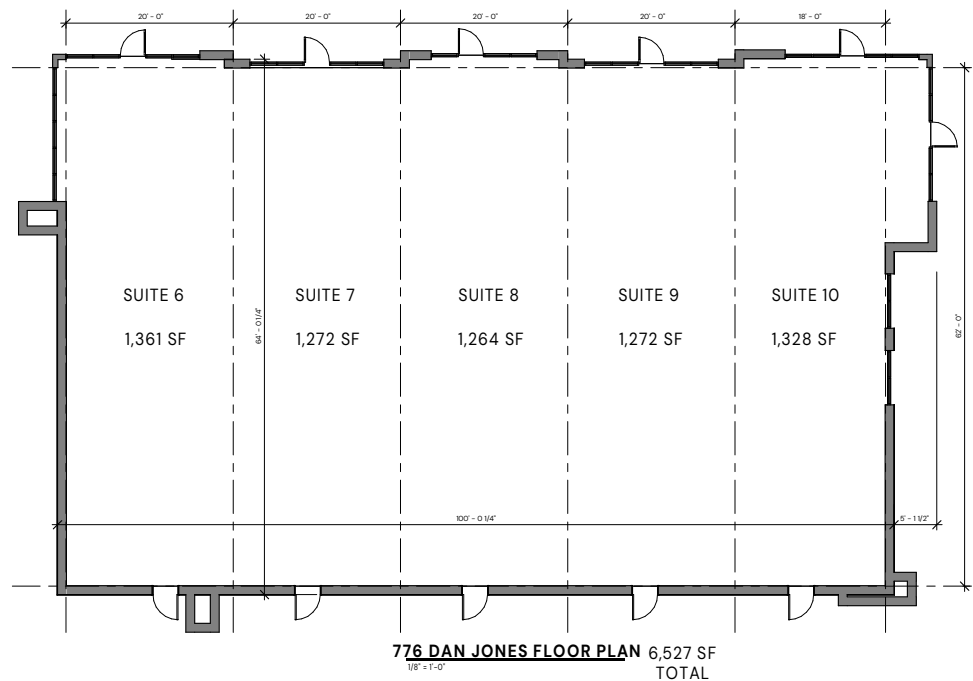
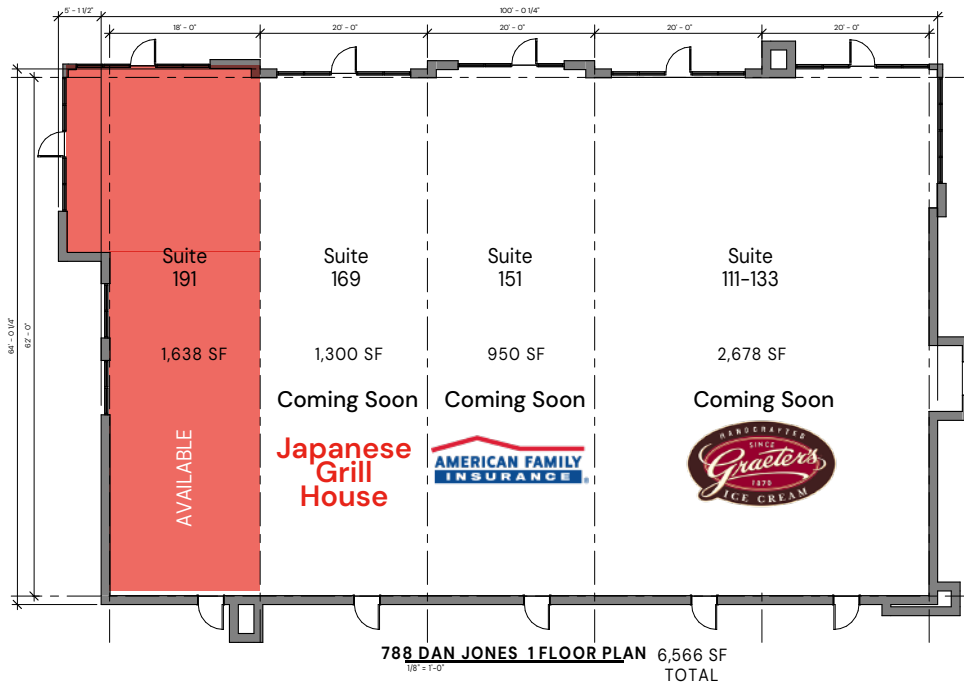
Site Plan





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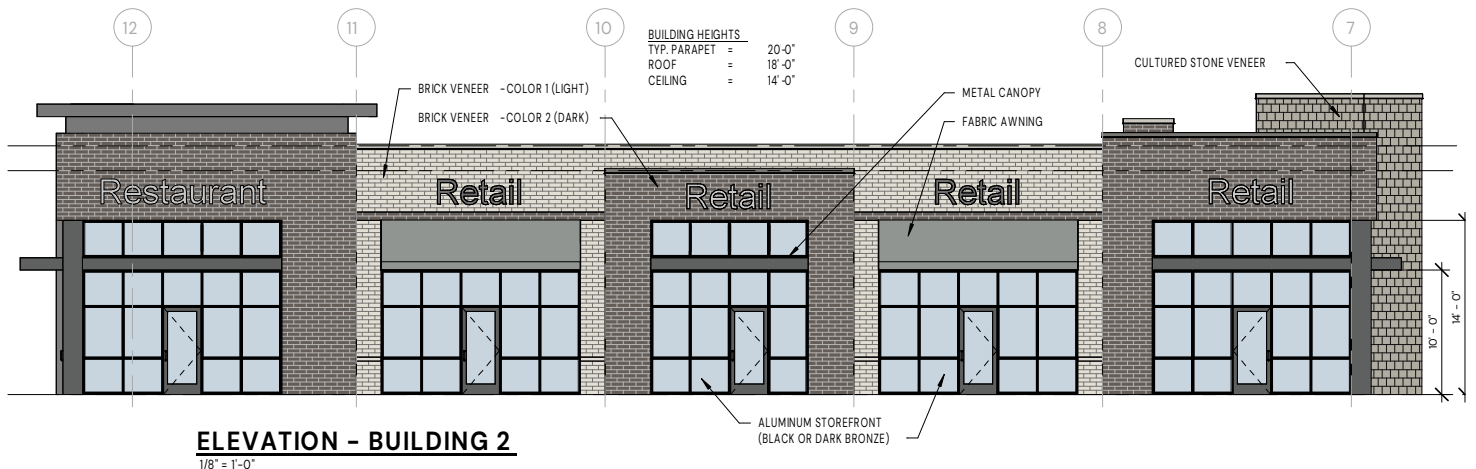
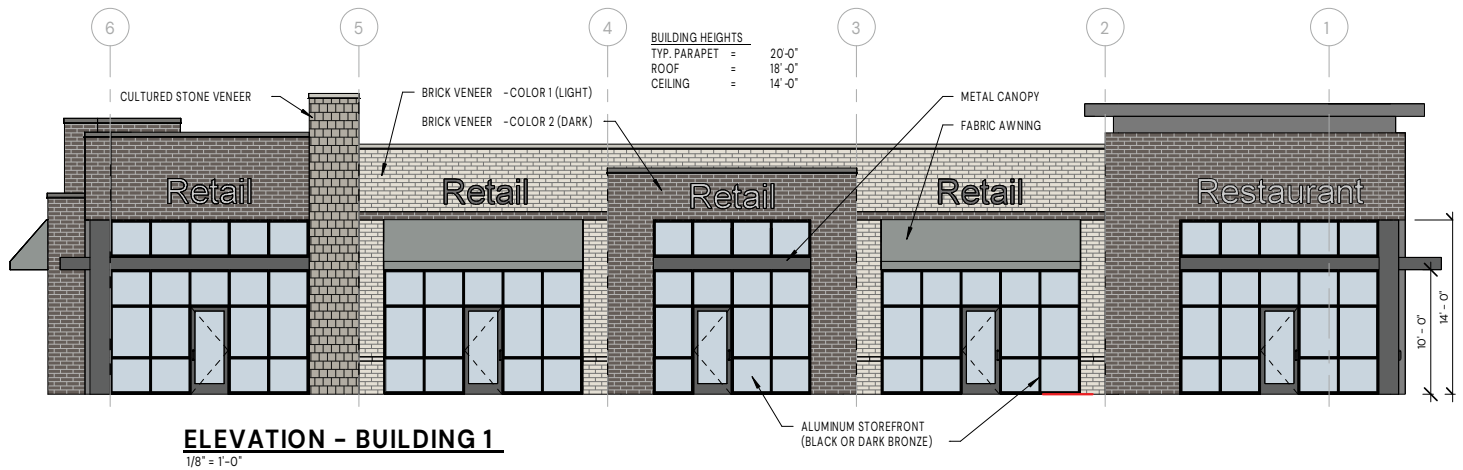
Floor Plan





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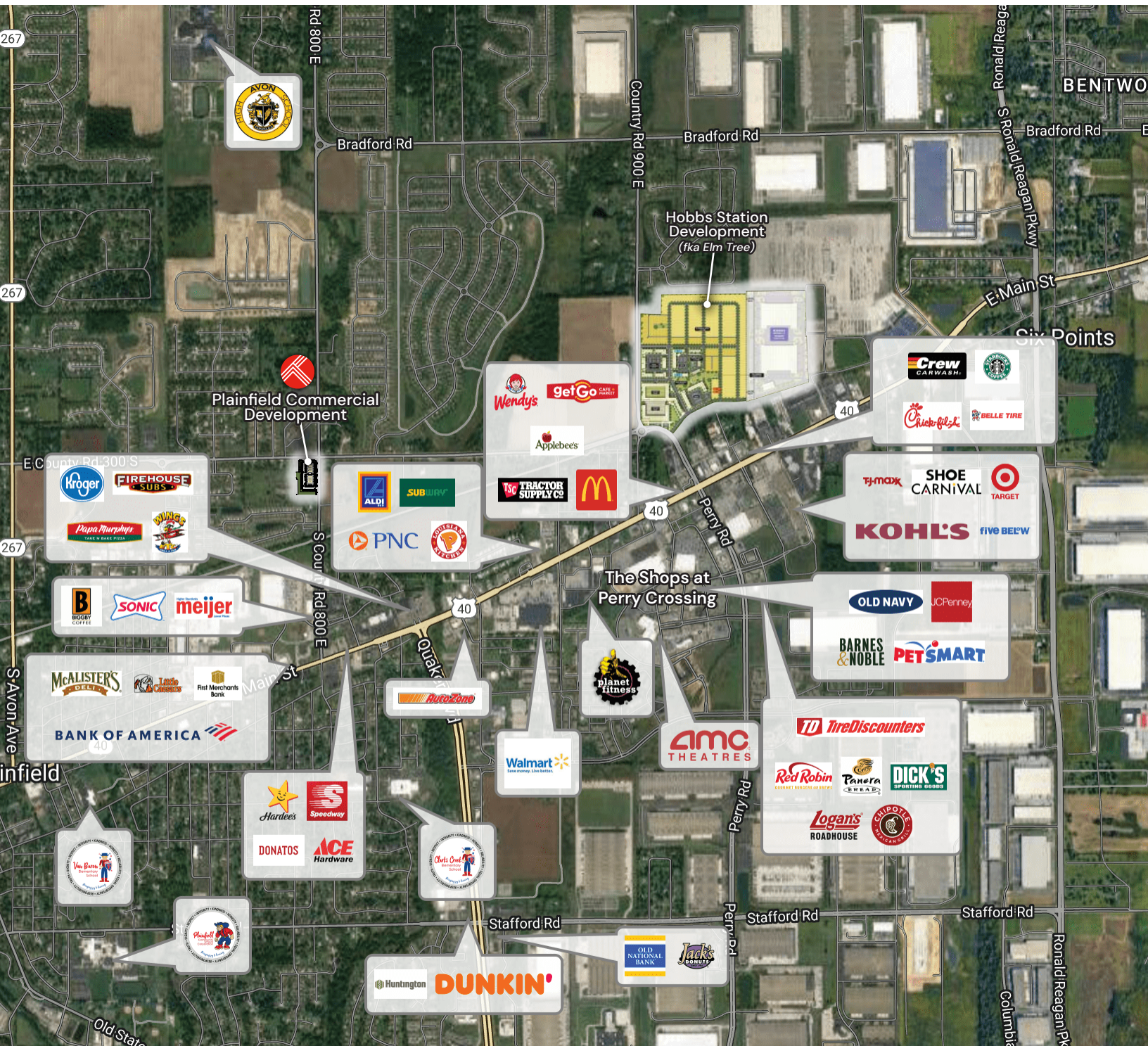
Elevations





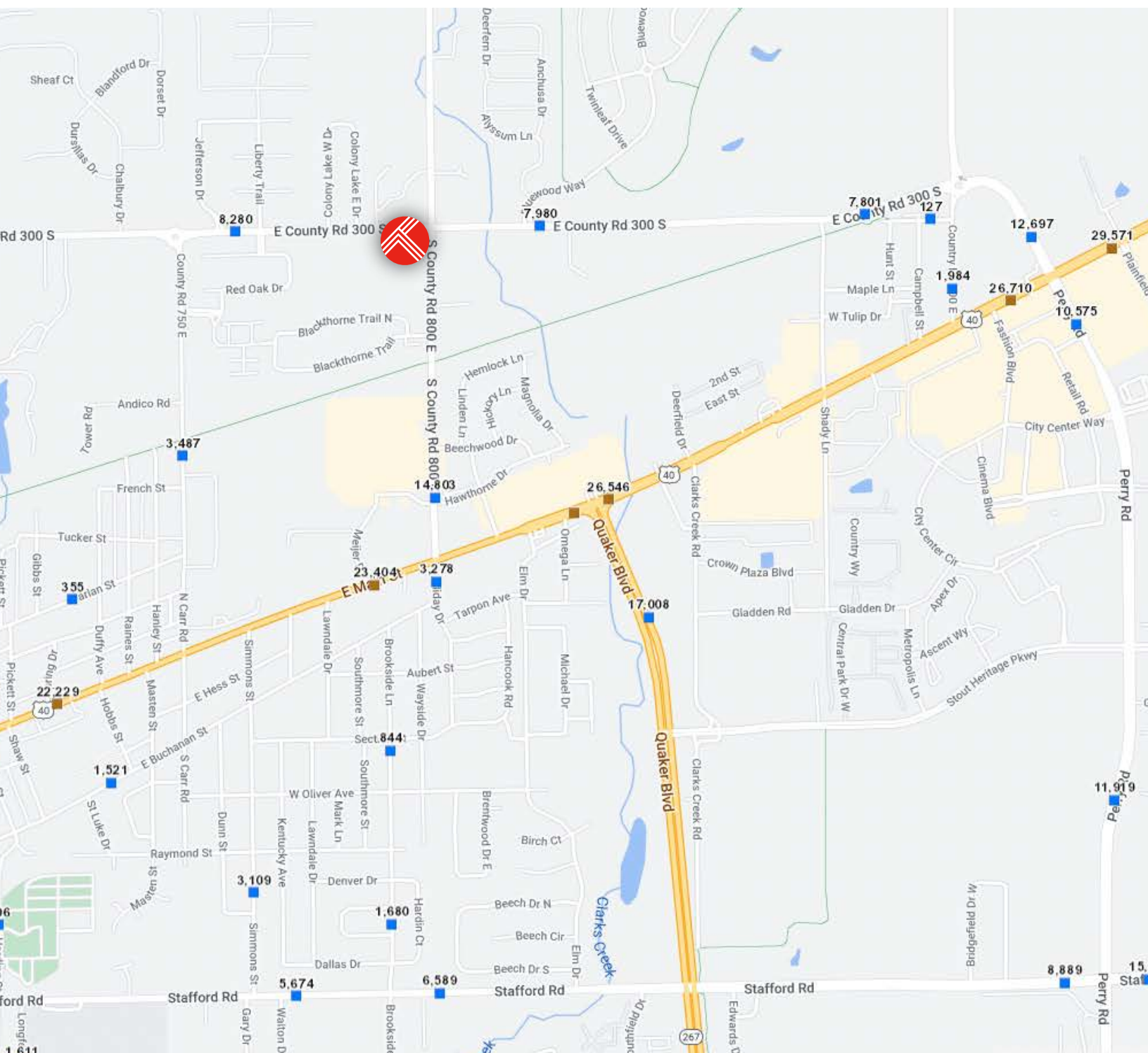
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Surrounding Businesses





ADT Counts

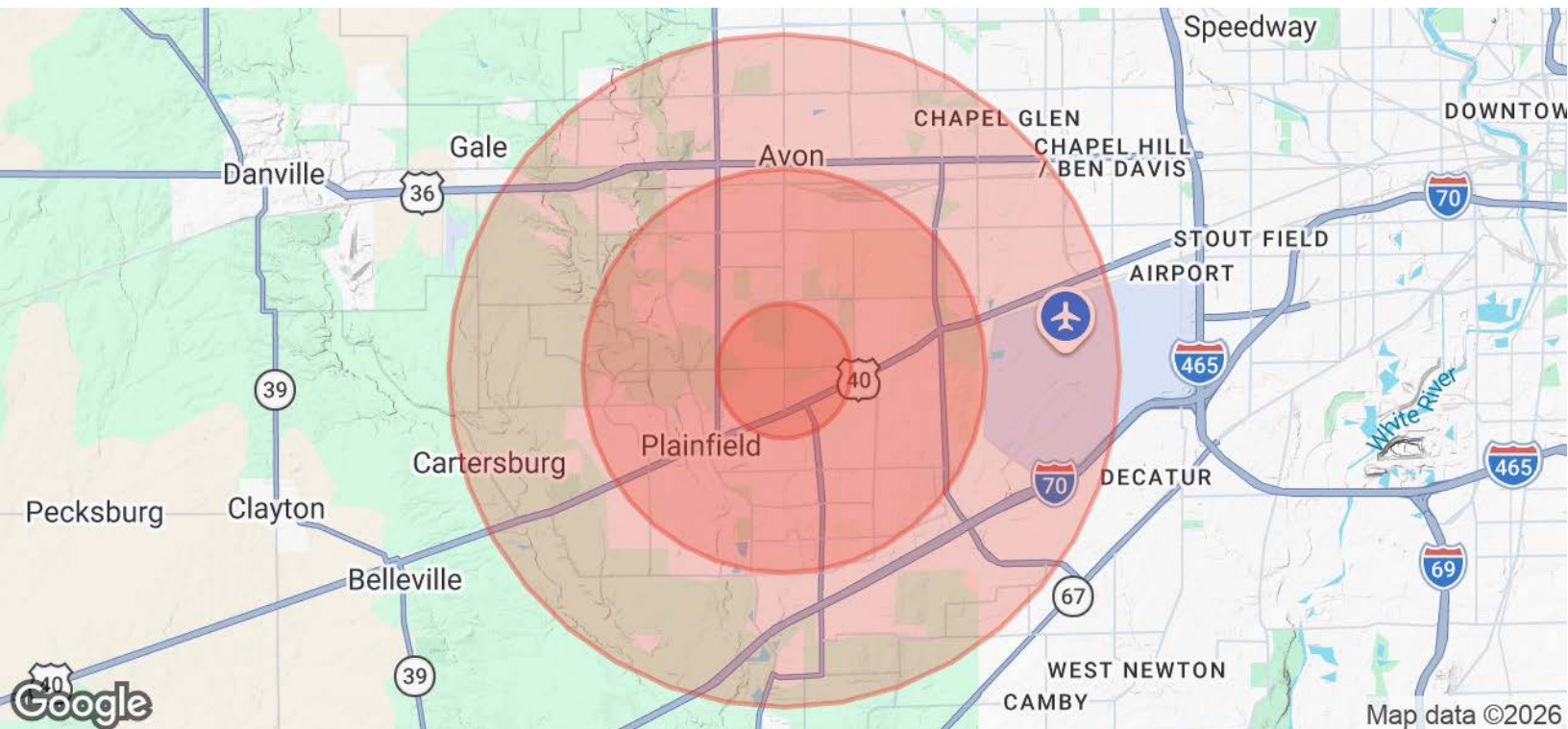




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,832	44,777	91,183
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,659	16,836	33,424
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$110,044	\$114,056	\$116,468
Average House Value	\$246,102	\$279,499	\$285,705

Demographics data derived from AlphaMap

