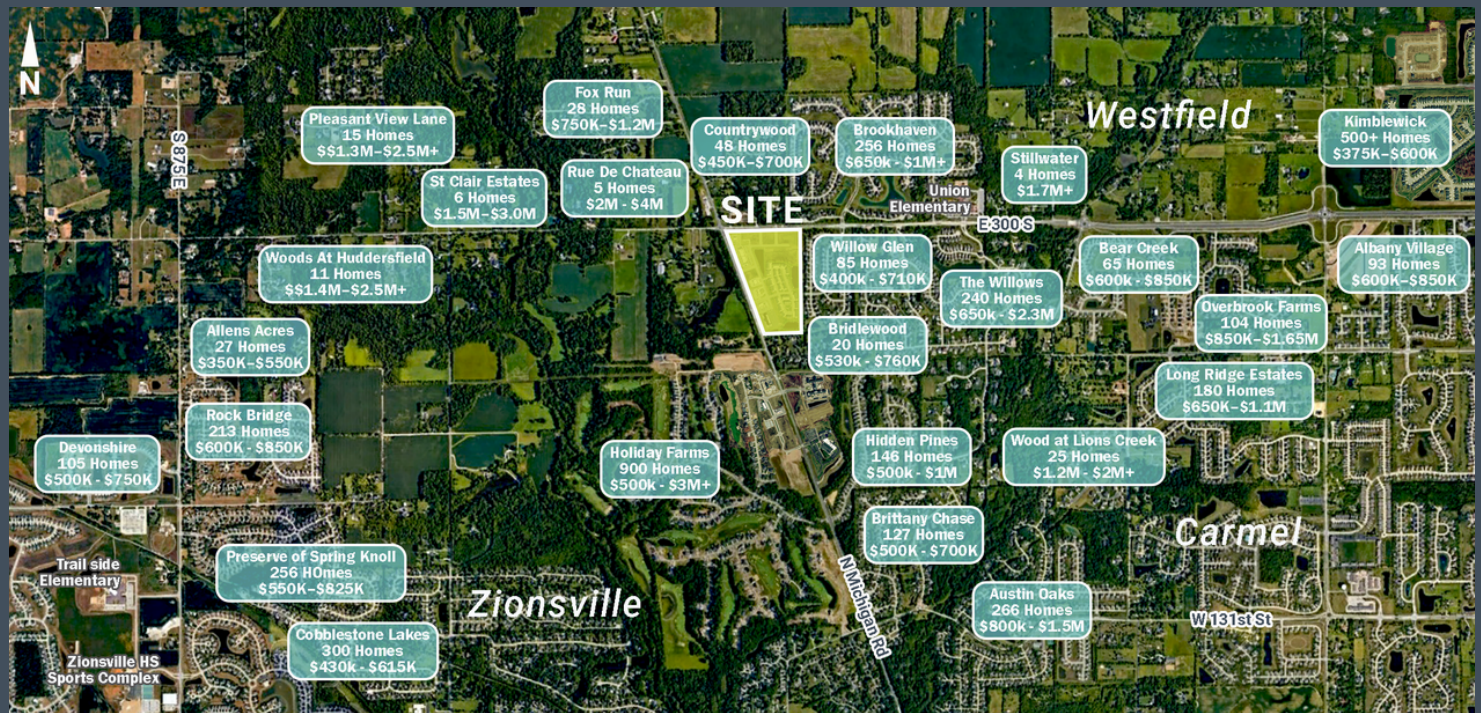


For Lease/Sale

SEC of 146th St. & Michigan Rd.



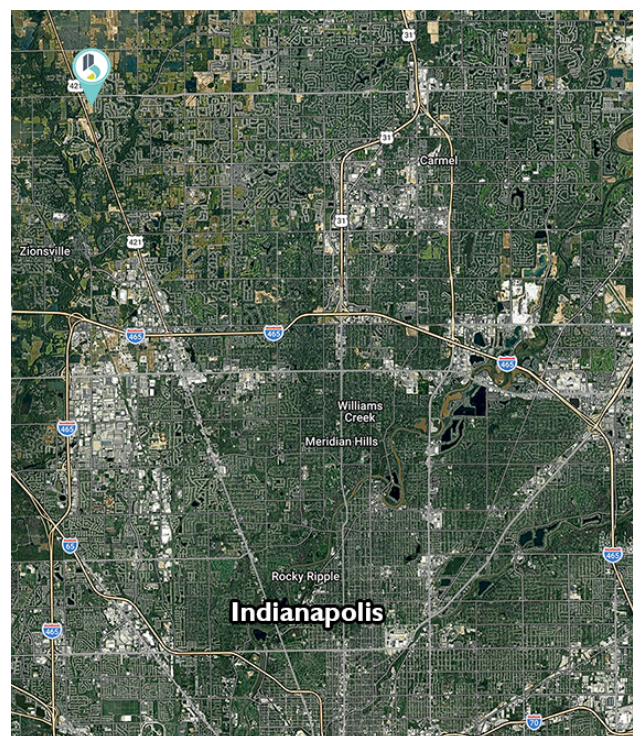
Appaloosa Crossing

Zionsville, IN, 46077

Located at US 421 (Michigan Road) and 146th Street, this fully-zoned, 54-acre residential, retail and office development provides shopping and dining opportunities, as well as convenient medical services, for this affluent area northwest of Indianapolis. 146th Street is a major artery, which connects Ronald Reagan Parkway from Hendricks County north and east to I-69.

Highlights

- Outlots For Sale, Ground Lease, Build to Suit
- Retail, Office & Medical Space for Lease in multi-tenant buildings

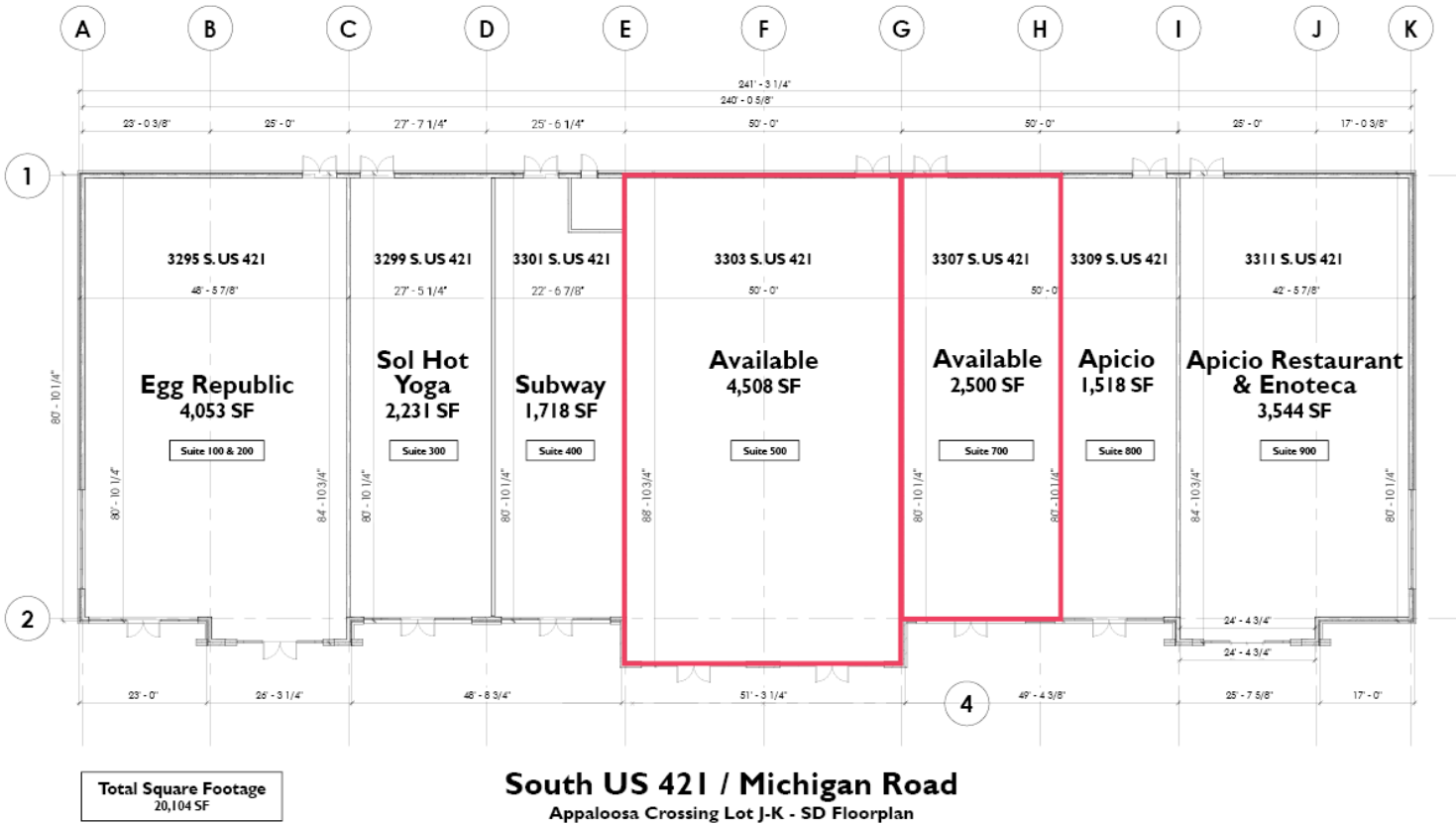


Beth Patterson, CCIM
Senior Vice President | Principal
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317.663.6558

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Stadium Shops

146th St. and Michigan St., Zionsville, IN 46077



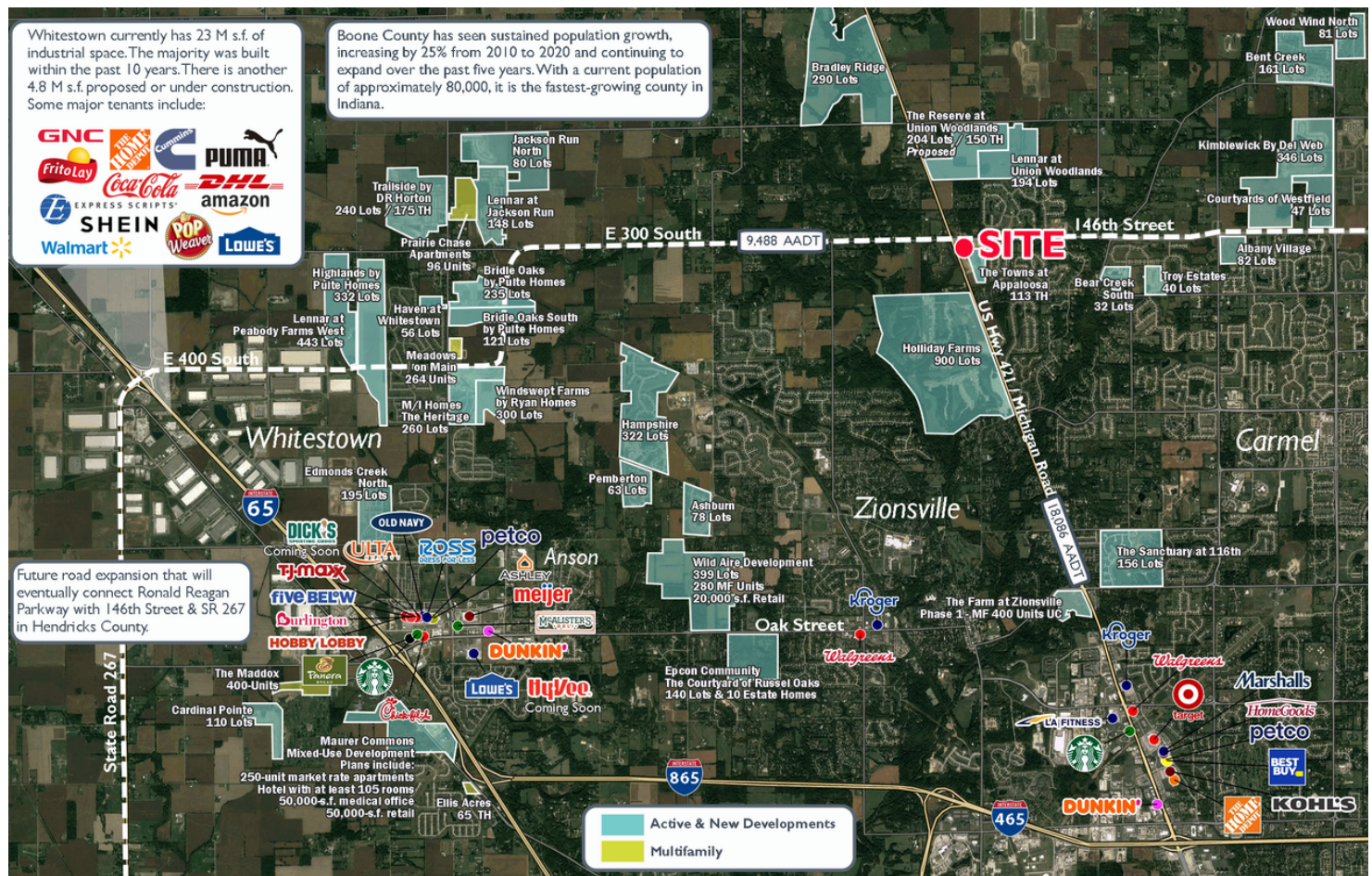
Site Plan

146th St. and Michigan St., Zionsville, IN 46077



Roadway Expansion

146th St. and Michigan St., Zionsville, IN 46077



Demographics*

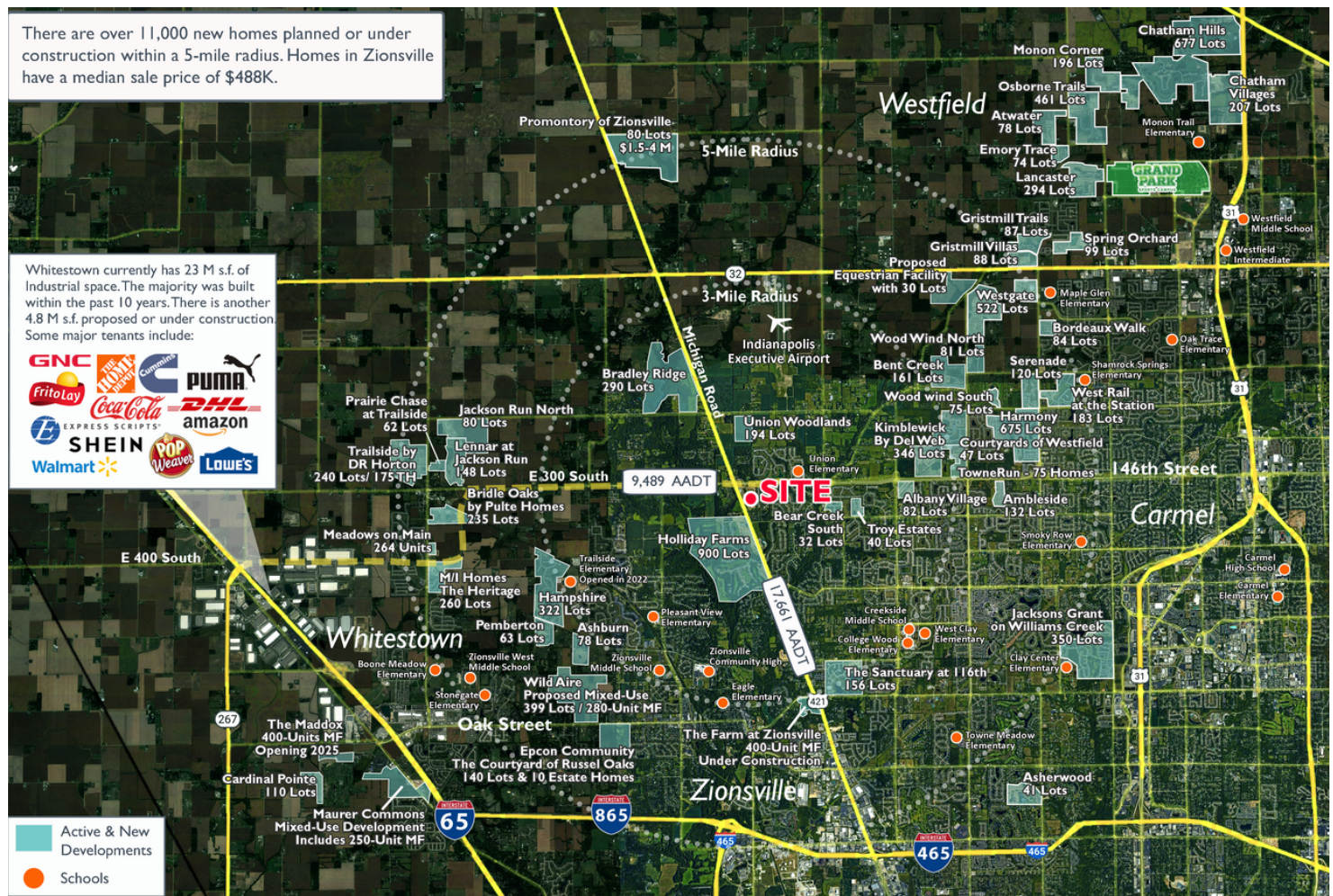
	3 Miles	5 Miles	10 Miles
Population	25,260	50,171	235,204
Households	7,708	18,012	95,372
Average HH Income	\$245,585	\$206,004	\$141,177
Median Age	39.7	40.0	38.7

*2010-2020 Census, 2025 Estimates with 2030 Projections

Neighborhood study (attached) shows increased numbers.

BRADLEY
COMPANY

146th St. and Michigan St., Zionsville, IN 46077



Zionsville Accolades

- For 20 years, the Town of Zionsville has been named by the Arbor Day Foundation as the Tree City USA community for their commitment to urban forestry.
- For multiple years, the League of American Bicyclists recognized Zionsville with a bronze level Bicycle Friendly Community (BFC) award, joining 61 towns and cities in 27 states with its prestigious award.
- Zionsville has been named one of the 2019 “Best Cities to Live in Indiana” (ChamberofCommerce.org), one of “Indiana’s 20 Safest Cities of 2018” (SafeWise) and one of the “Most Charming Small Towns in Every State” (Reader’s Digest).

Carmel Accolades

- Voted #1 Best Place to Live in Indiana in 2026 (Niche)
- Voted #2 Best Place to Live in the US in 2025 (US News)
- USA Today Voted Carmel's Christkindlmarkt the #1 Holiday Market in the USA in 2025
- Voted #1 Best Place to Retire in the US (Money)

Neighborhood Map

146th St. and Michigan St., Zionsville, IN 46077

