

# THE SHOPPES AT HOLLIDAY FARMS

VERITAS  
REALTY

8,553 SF AVAILABLE FOR LEASE




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**

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MARKET  
AERIAL

Zionsville, IN 46077

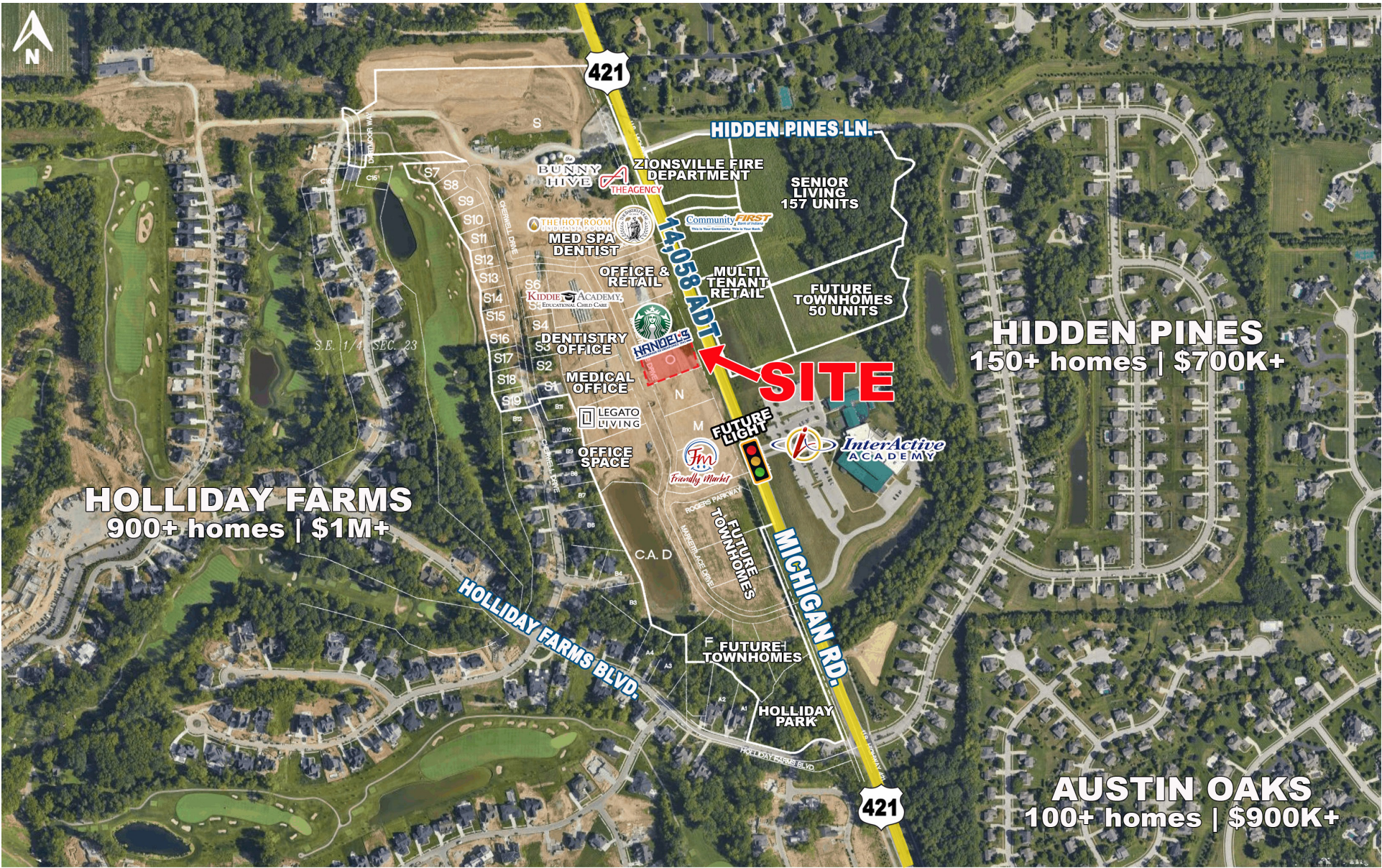


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ZOOM  
AERIAL

Zionsville, IN 46077



**HOLLIDAY FARMS**  
900+ homes | \$1M+

**HIDDEN PINES**  
150+ homes | \$700K+

**AUSTIN OAKS**  
100+ homes | \$900K+

**SITE**

421-588-ADT



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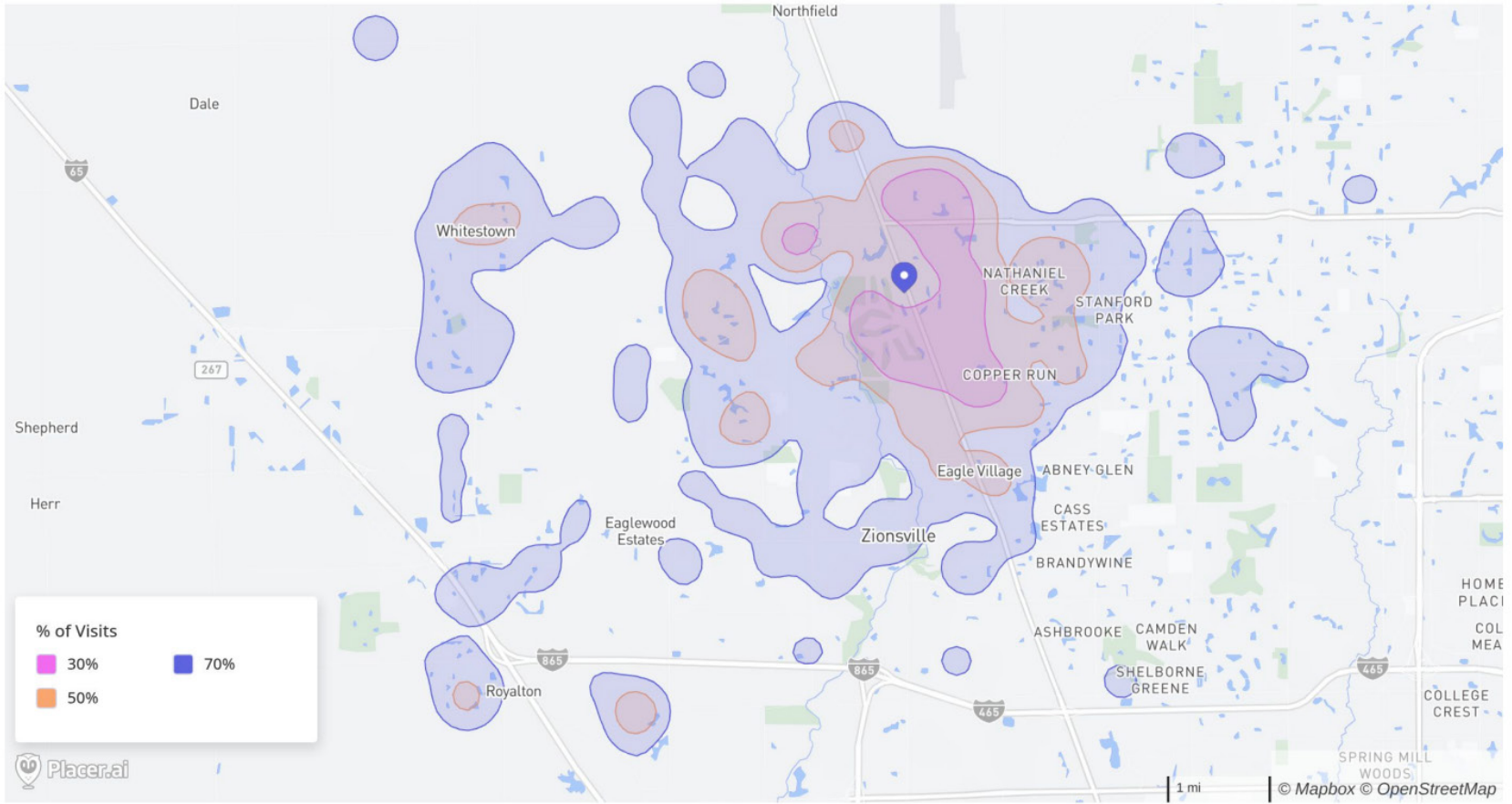
PLACER.AI  
DATA



## 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.

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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
<b>EST. POPULATION</b>	5,900	31,047	88,981
<b>EST. HOUSEHOLDS</b>	2,352	11,414	34,002
<b>EST. AVERAGE HOUSEHOLD INCOME</b>	\$178,725	\$226,766	\$205,696