

The Market at Holliday Farms

3635 Marketplace Drive, Zionsville IN 46077



Development Overview

RESTAURANT | RETAIL | MEDICAL | OFFICE

The Market at Holliday Farms development is strategically situated directly off of US-421, south of 146th Street, in the affluent town of Zionsville, Indiana. This prime location offers convenient access to major transportation routes, ensuring visibility and accessibility for residents and visitors alike. Additionally, residents will enjoy direct access to the Big-4 Rail Trail, enhancing the appeal of the development with opportunities for outdoor recreation and connectivity.

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	3,758	22,782	117,556
Total Population	13,583	77,957	324,425
Average HH Income	\$256,032	\$184,694	\$183,719

Property Highlights

- Delivery is spring 2027
- New multi-tenant development along Michigan Rd.
- In front of Holliday Farms with 900 new high-end homes
- Golf cart accessible
- Back of property is connected to the Big 4 Trail (turkey foot, rail trail)
- High growth, high income suburban market with 3,758 homes within 2 miles



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Amenities

The Market at Holliday Farms is designed to become a premier gathering place for the community, offering thoughtfully curated spaces where families, friends, and neighbors can connect. Featuring inviting outdoor gathering areas, playground space for children, and a welcoming atmosphere, the development will provide opportunities to meet for a casual drink, enjoy a meal, or spend time together in a safe and vibrant environment. Conveniently accessible by foot or golf cart from Holliday Farms and neighboring communities such as Bradley Ridge, The Market is positioned to serve as a central hub for recreation, dining, and connection. With plans for a full-service restaurant and additional lifestyle-focused amenities, this destination is set to enhance the area's appeal while creating lasting value for residents and visitors alike.

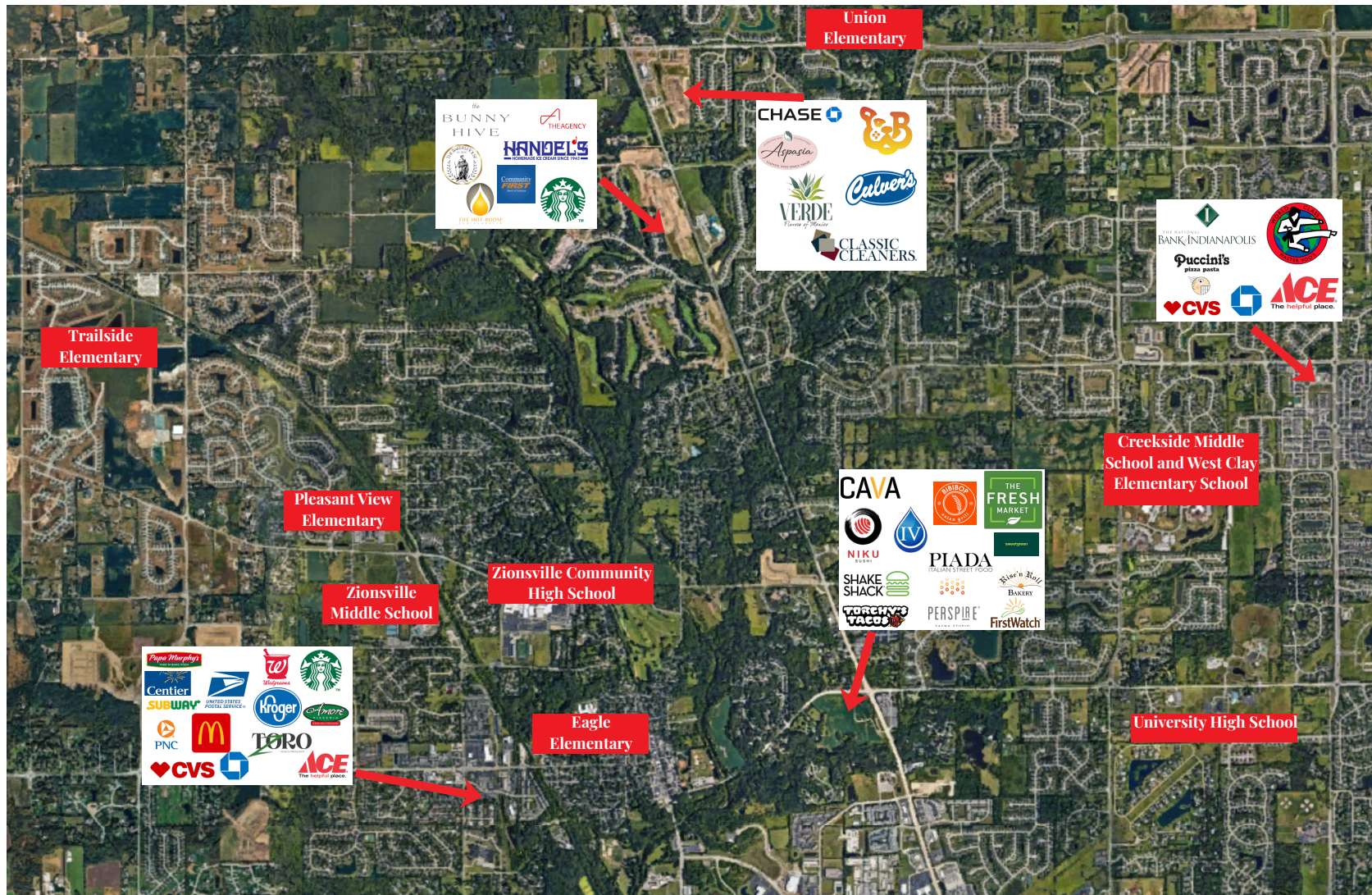


Site Plan



Markets and *Schools*

Surrounding Markets and Schools



Development Map





Interested in Leasing? Contact

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