

FOR LEASE
OLD FARM SHOPPING CENTER
 50-190 OLD FARM ROAD | DANVILLE IN



PROPERTY HIGHLIGHTS

- 33,118 sf with two dock doors. Perfect for large retailer or warehouse user
- 1200 sf end cap space
- Signalized access
- Ample parking
- Located adjacent to the Hendricks Regional Hospital (+/- 1,600 employees)
- Multiple ingress/egress points
- Pad sites available

TRAFFIC COUNTS

- Rockville Road (US 36): 20,204 ADT
- E Main Street: 6,212 ADT

MARKET DEMOGRAPHICS

| Radius | Population | Income | Households | Daytime Population |
|--------|------------|----------|------------|--------------------|
| 1 Mile | 3,143 | \$77,815 | 1,214 | 3,135 |
| 3 Mile | 12,985 | \$75,394 | 4,947 | 6,191 |
| 5 Mile | 25,855 | \$85,840 | 9,783 | 8,211 |

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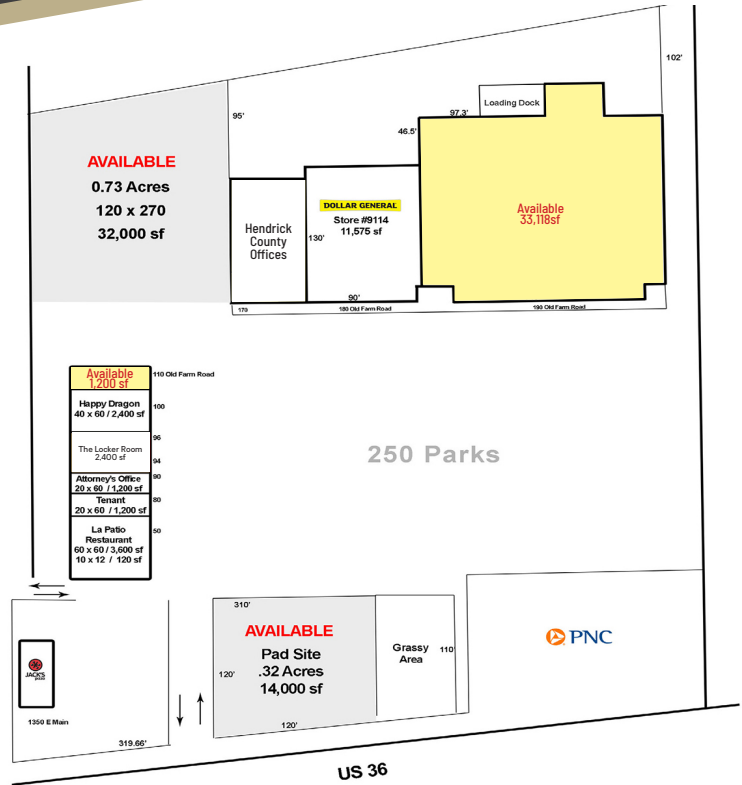
SITE PLAN

50-190 Old Farm Road

| Suite | Tenant | Sq Ft |
|-------|----------------------|-------|
| 50-80 | La Patios Restaurant | 4,800 |
| 90 | Attorney's Office | 1,200 |
| 94-96 | The Locker Room | 2,400 |
| 100 | Happy Dragon | 2,400 |
| 110 | Available | 1,200 |

170-190 Old Farm Road

| Suite | Tenant | Sq Ft |
|-------|-----------------|--------|
| 170 | Hendrick County | 6,960 |
| 180 | Dollar General | 11,575 |
| 190 | Available | 33,118 |



SITE AERIAL



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