



US 52 & 600W New Palestine, IN 46163



OFFERING SUMMARY

Lease Rate:	Negotiable
Potential Building Size:	4,800 SF
Available Lots:	1.01 AC & .95 AC
Zoning:	Commercial
Submarket:	Hancock County

Area Highlights

- Growing school system
 - High School spending \$50mm for renovation and expansion
 - Projected enrollment growth 200%
 - New intermediate school building within the last 3 years
- New and upcoming area
 - Over 500 new housing lots scheduled for construction in 2021
 - Housing development coming to adjacent corner
- Newly constructed 108k SF upscale \$40mm health and wellness center
- Main thoroughfare of the city
- High traffic counts
- Adjacent to future I-70/I-74/I-69 connector corridor.

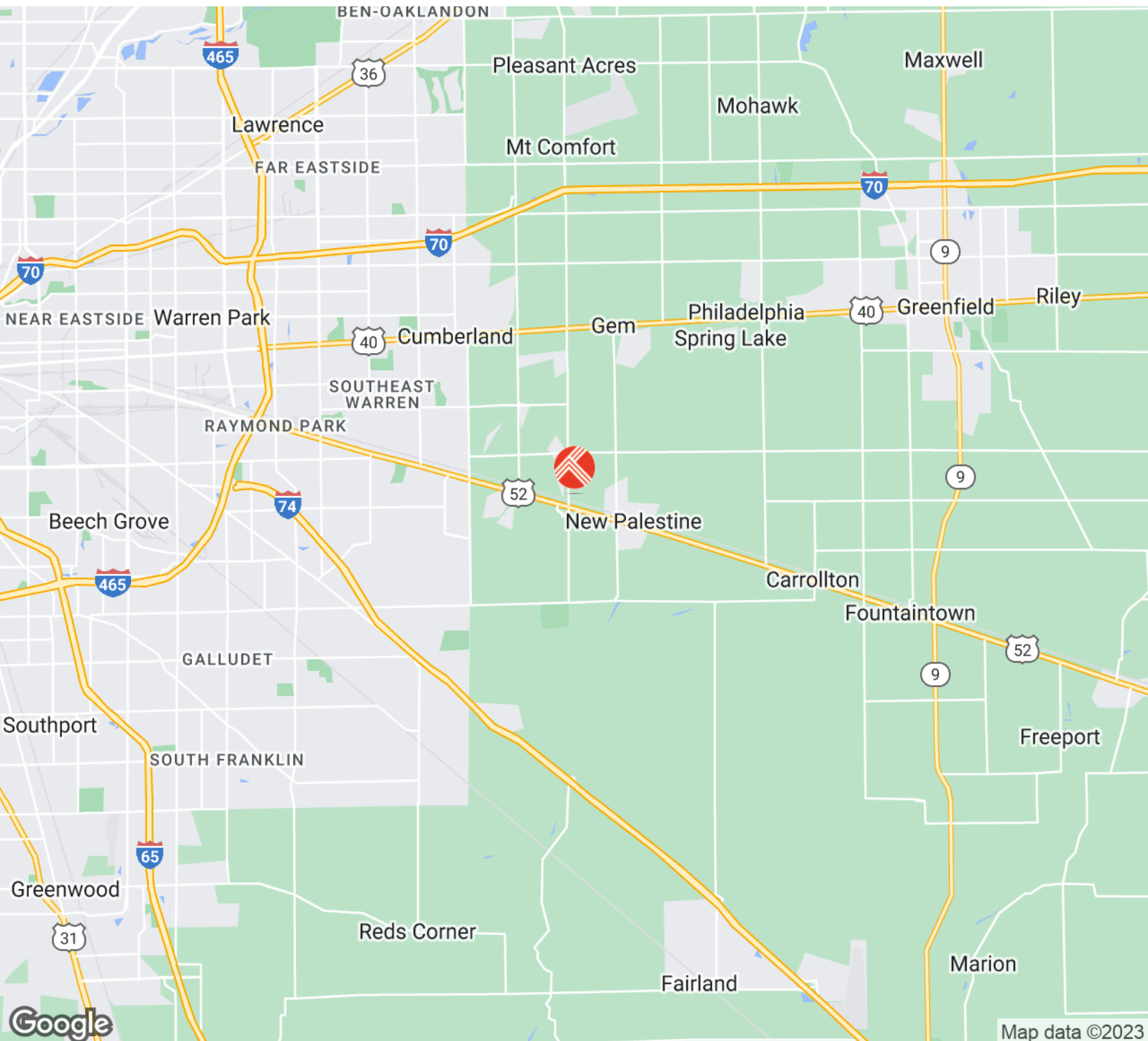




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Regional Map

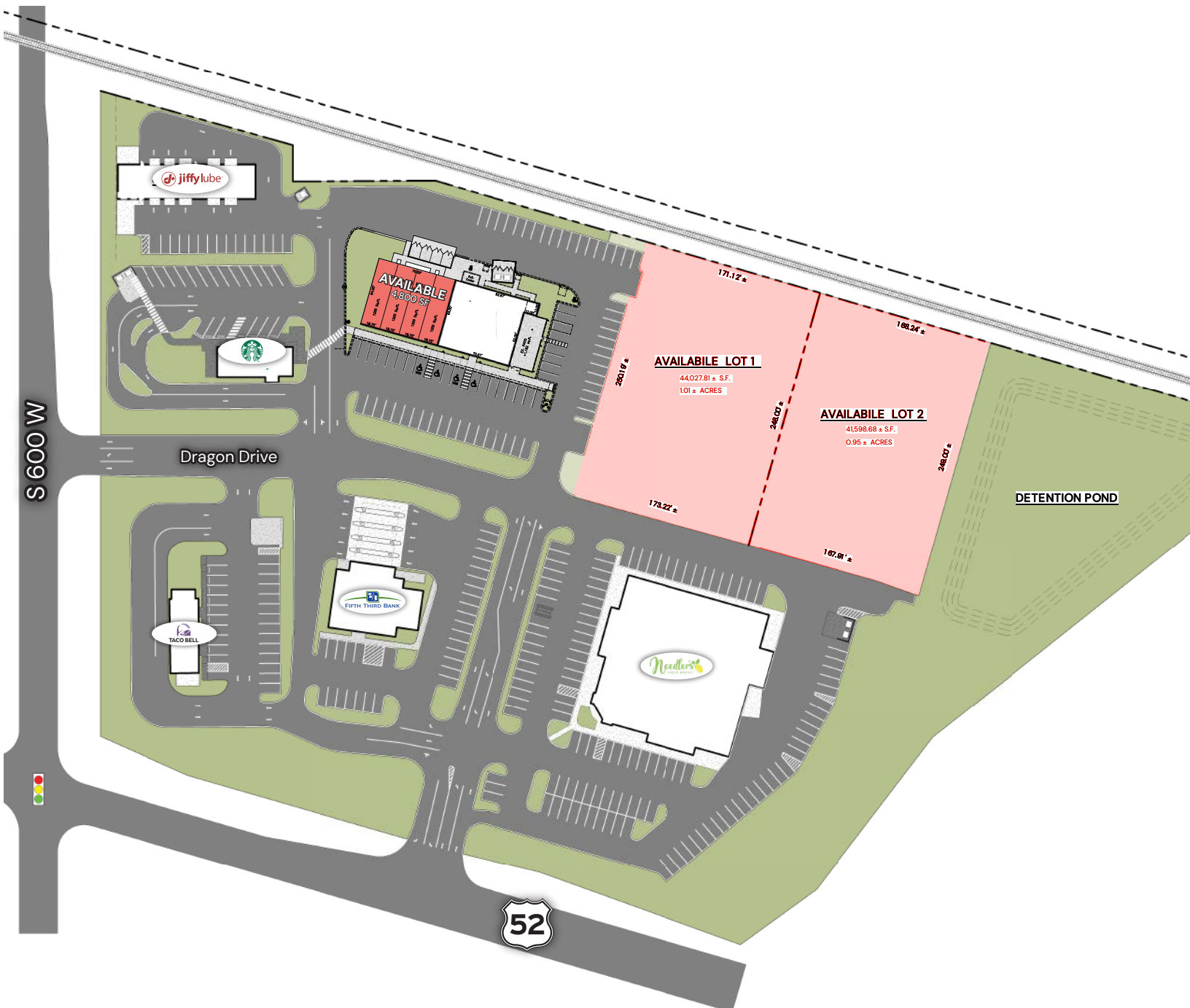




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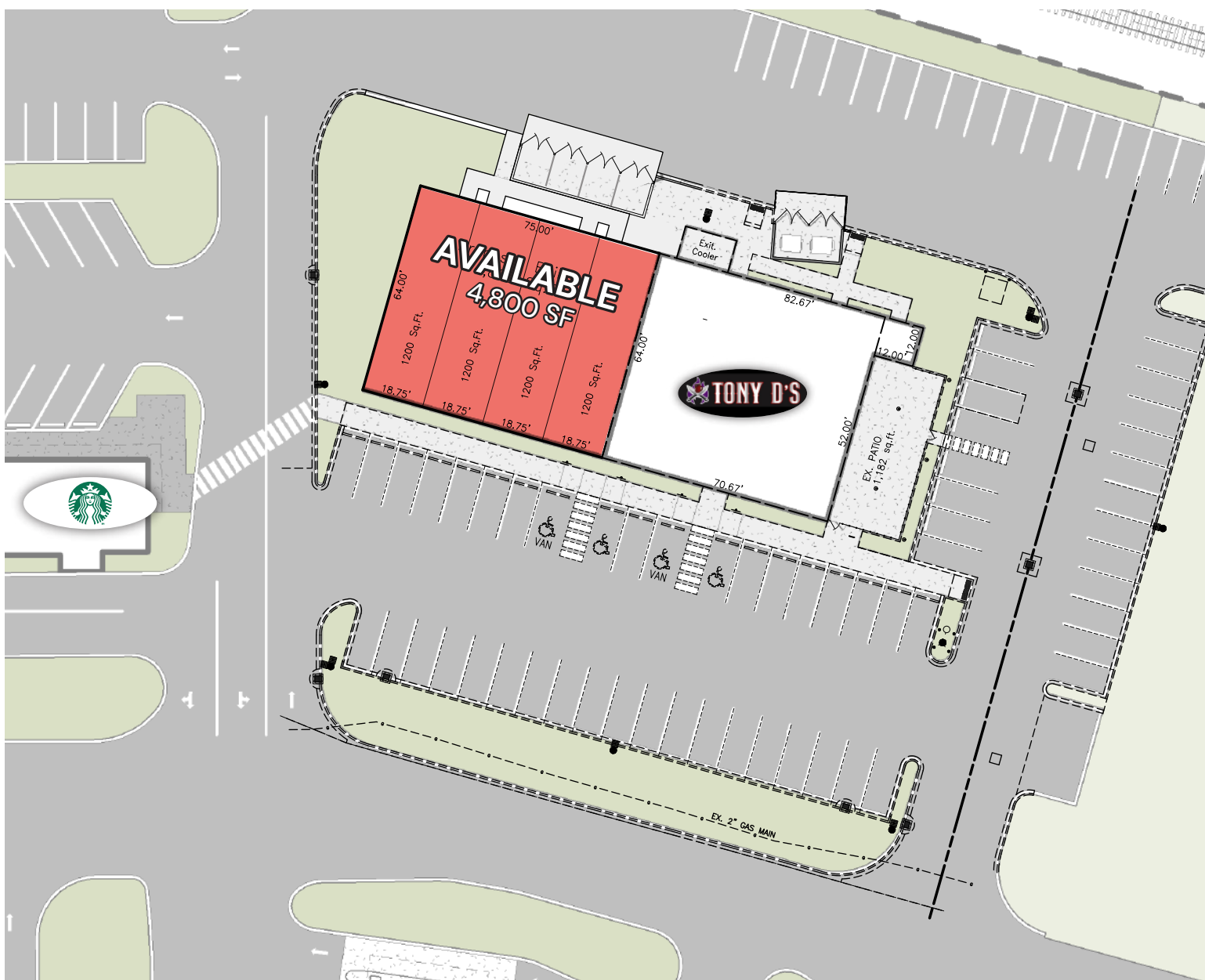
Site Plan





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Site Plan



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FOR LEASE OR BTS



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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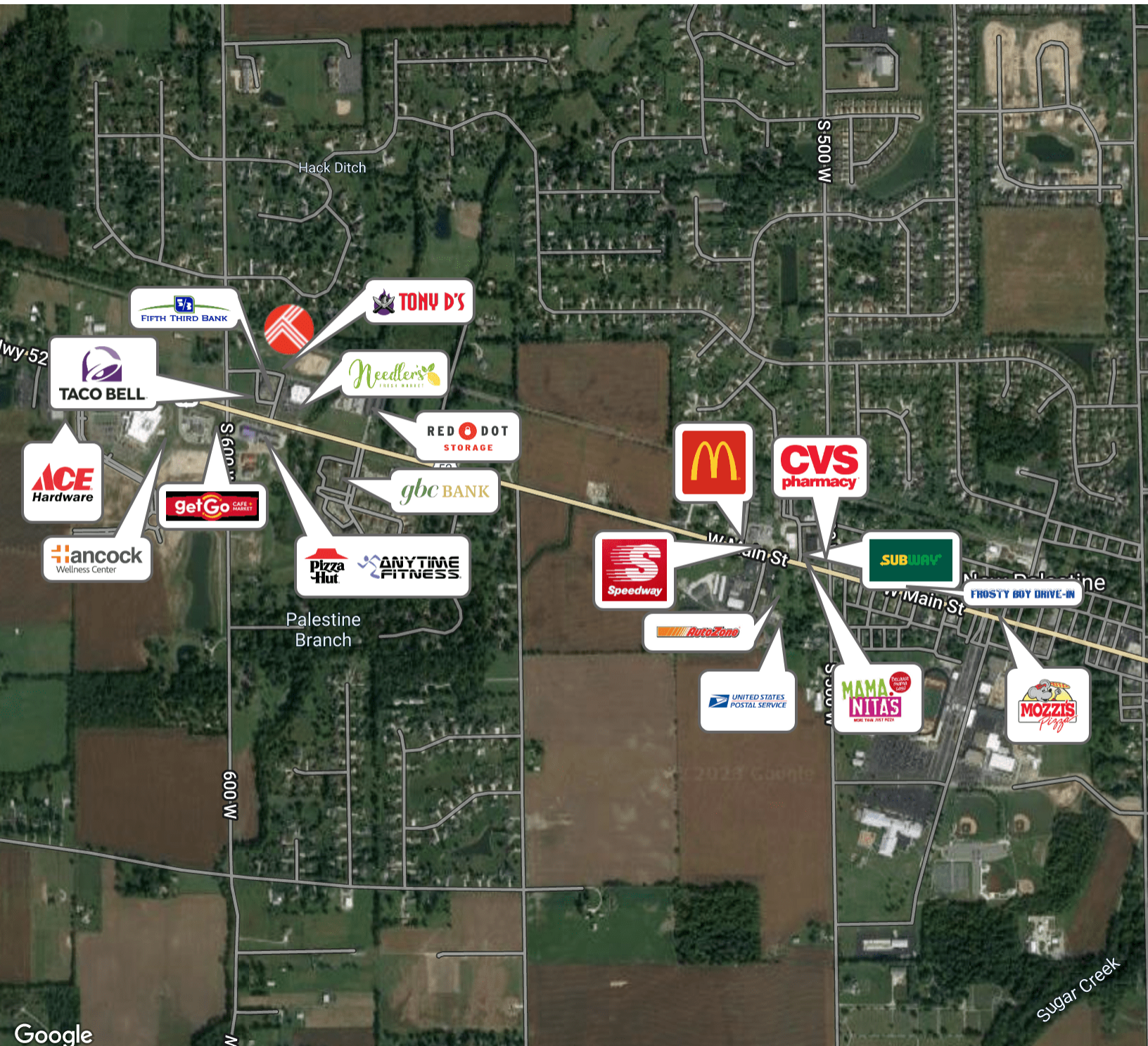




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Surrounding Businesses

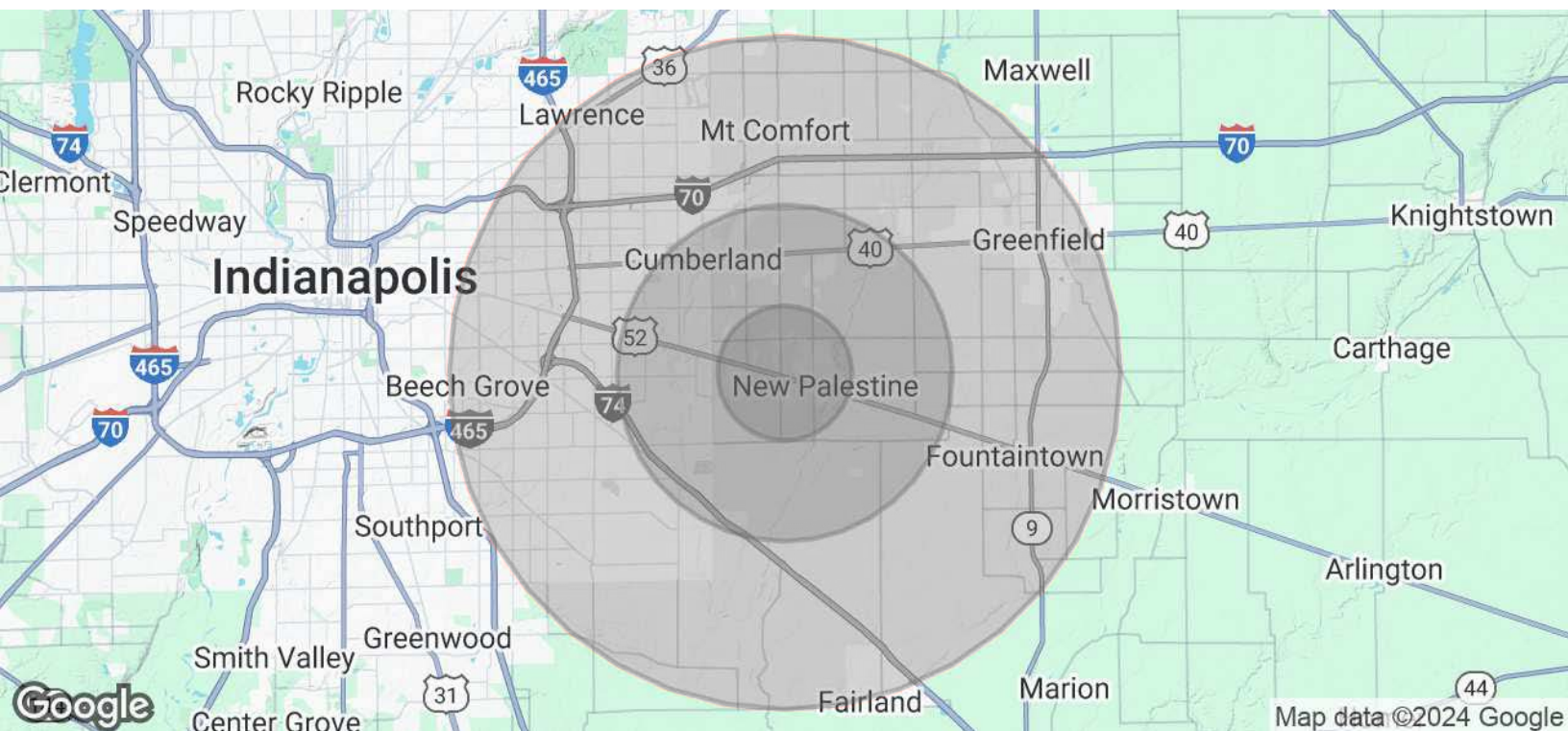




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Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	9,286	38,128	281,159
Average Age	43	41	39
Average Age (Male)	42	40	37
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,457	14,147	106,779
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$124,891	\$119,187	\$91,743
Average House Value	\$354,761	\$319,739	\$245,451

Demographics data derived from AlphaMap

