

LAND FOR SALE

2916 EAST MAIN ST, PLAINFIELD, IN



Looking Southwest

1.46 acres of Commercial Land on Main Street (SR 40). Great Visibility with approx 115 lf SR 40 and 250 lf Station Blvd frontage. Situated in a growing area with new roads, and significant development. A superior location just 2 minutes to Ronald Reagan Parkway, Hendrick's County's main North-South corridor connecting all major transportation thoroughfares, and only 10 minutes to Indianapolis International Airport. General Commercial Zoning supports entertainment, sales, office, medical, and commercial residential uses.

PRICE \$ 799,999.00

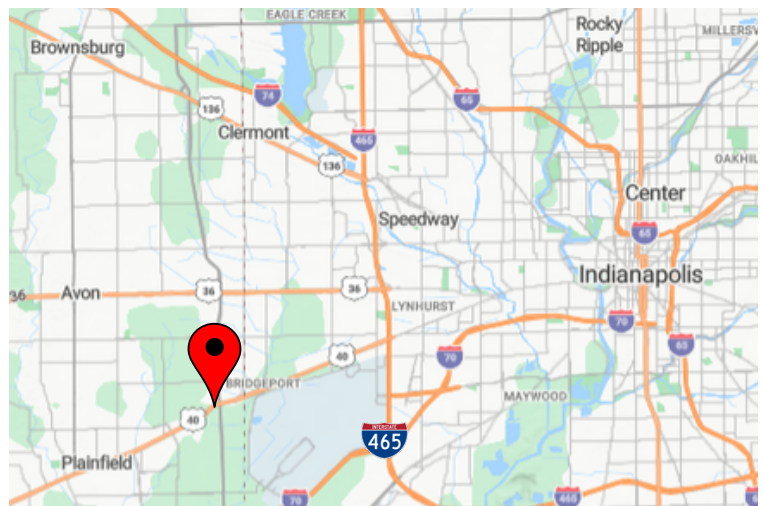
LOT SIZE 1.46 acres

FRONTAGE SR40 115 LF
Station Blvd 250 LF

ZONING General Commercial

KW COMMERCIAL
G2 Real Estate Group
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
C: (317) 281-2514
rbutcher@g2reg.com
IN #RB18000445



LAND FOR SALE

2916 EAST MAIN ST, PLAINFIELD, IN



POINT OF INTEREST MAP

Hobbs Station Development



Amazon
C.H Robinson
Campbell
Integrated Distribution
Services
Ingram Micro/Brightpoint

Kohl's
Regal Beloit
Ryder
Tempur Sealy
thyssenkrupp
Wabtec Corp.
Walmart



Property For Sale
2916 East Main St

Vandalia Trail

SR40/Main Street



INDIANAPOLIS
INTERNATIONAL
AIRPORT



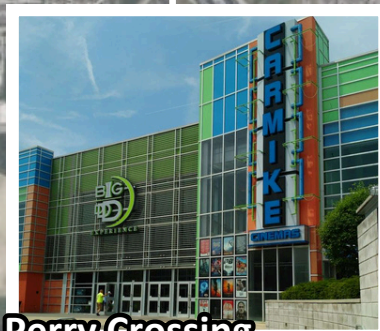
Ronald Reagan

Vandalia Trail

- part of Indiana's National Road Heritage Trail- a 150mile continuous system of multi-use trails that spans the state
- designed for bicyclists, pedestrians, and in some areas, equestrians

LEGEND

- = Hotel/Motel
- = Trail



Perry Crossing

XGolf	Dick's Sporting Goods
Old Navy	Stone Creek Dining
JCPenny	Barnes & Nobles
Victoria Secret	Bru Burger Bar
DSW	

KW COMMERCIAL
G2 Real Estate Group

8555 N River Road,
Ste. 200
Indianapolis, IN 46240

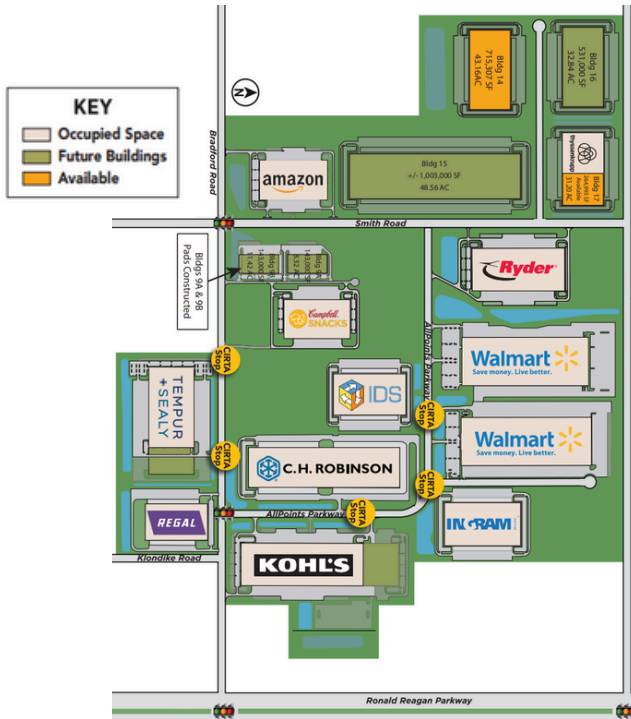
ROBERT BUTCHER
Director, Commercial Broker
rbutcher@g2reg.com

O: (317) 564-7100
C: (317) 781-2514
IN #RB18 000445

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

2916 EAST MAIN ST, PLAINFIELD, IN



- Premier modern bulk distribution parks in the Midwest
- 950 Acres
- 13 million SF of modern bulk distribution space
- Unparalleled intermodal transportation opportunities
- \$466 million in new development and infrastructure

-Since 1989 Wholesale vehicle and auction solutions for professional car buyers and sellers.



Hobbs Station Development

- 240 single family homes
- 650 multi-family residences
- 120 senior-housing residences
- 70,000 SF of neighborhood retail/restaurants
- 540,000 SF of logistics space
- 200,000 SF of Build-to-Suit office space

KW COMMERCIAL
G2 Real Estate Group

8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
rbutcher@g2reg.com

O: (317) 564-7100
C: (317) 281-2514
IN #RB18000445

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

2916 EAST MAIN ST, PLAINFIELD, IN



AERIAL PHOTO



Looking East

DEMOGRAPHICS

Income	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Median	\$49,643	\$50,661	\$55,635	Total Units	1,131	10,434	44,961
< \$15,000	96	666	2,825	Occupied	1,031	9,742	41,702
\$15,000-\$24,999	100	806	3,880	Owner Occupied	548	7,066	30,291
\$25,000-\$34,999	184	1,114	4,423	Renter Occupied	483	2,676	11,411
\$35,000-\$49,999	231	1,764	7,007	Vacant	100	692	3,259
\$50,000-\$74,999	305	2,228	9,039				
\$75,000-\$99,999	159	1,514	6,832	Age	1 Mile	3 Miles	5 Miles
\$100,000-\$149,999	65	1,442	6,458	Ages 0-14	929	5,910	26,003
\$150,000-\$199,999	26	340	1,345	Ages 15-24	581	4,266	17,854
> \$200,000	N/A	132	815	Ages 25-54	1,377	9,927	44,852
Population	1 Mile	3 Miles	5 Miles	Ages 55-64	284	3,197	13,373
Male	1,638	13,648	60,468	Ages 65+	249	4,177	16,060
Female	1,782	13,829	57,674				
Total Population	3,420	27,477	118,142				

KW COMMERCIAL
G2 Real Estate Group

8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
rbutcher@g2reg.com

O: (317) 564-7100
C: (317) 281-2514
IN #RB18000445

Each Office Independently Owned and Operated kwcommercial.com