

Retail Outlots

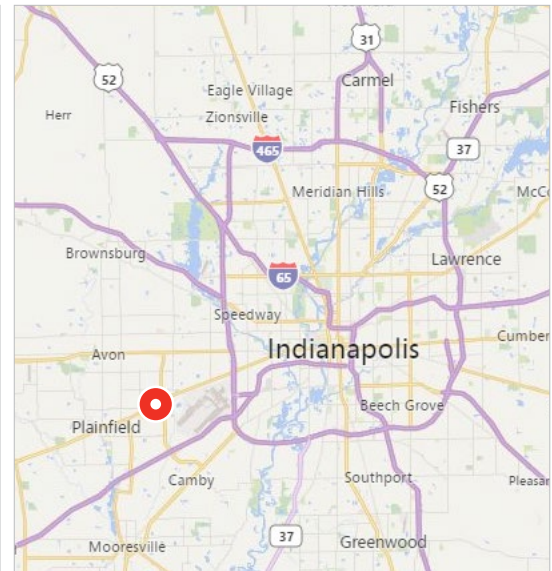
Available

2956 E Main St, Plainfield, IN 46168



PROPERTY OVERVIEW

- Premier 6.6 acres available at signalized intersection on US 40 in Plainfield; one of the last remaining frontage retail lots available on the corridor.
- Located immediately east of Hobbs Station (under construction) which is a \$300 million mixed use development located on 125 acres and will include 240 single family homes, 650 multi-family residences, 120 senior housing residences, 70,000 square feet of neighborhood retail/restaurants, 540,000 square feet of logistics space, and 200,000 square feet of build-to-suit (BTS) office space.
 - <https://www.townofplainfield.com/1606/Elm-Tree-Planned-Unit-Development>
- Excellent visibility to over 31,000 vehicles per day on US 40
- 28,000 day time employees within a 3 mile radius
- Potential shopping center lease availability as well; call for details.



DEMOGRAPHICS

2022	1-Mile	3-Mile	5-Mile
Est. Population	15,943	37,110	108,945
Avg. HH Income	\$85,087	\$84,341	\$88,254
Est. Households	5,444	13,098	39,364

TRAFFIC COUNTS

E Main St:	31,744 ADT
Ronald Reagan Pkwy:	19,285 ADT
Perry Rd:	12,697 ADT

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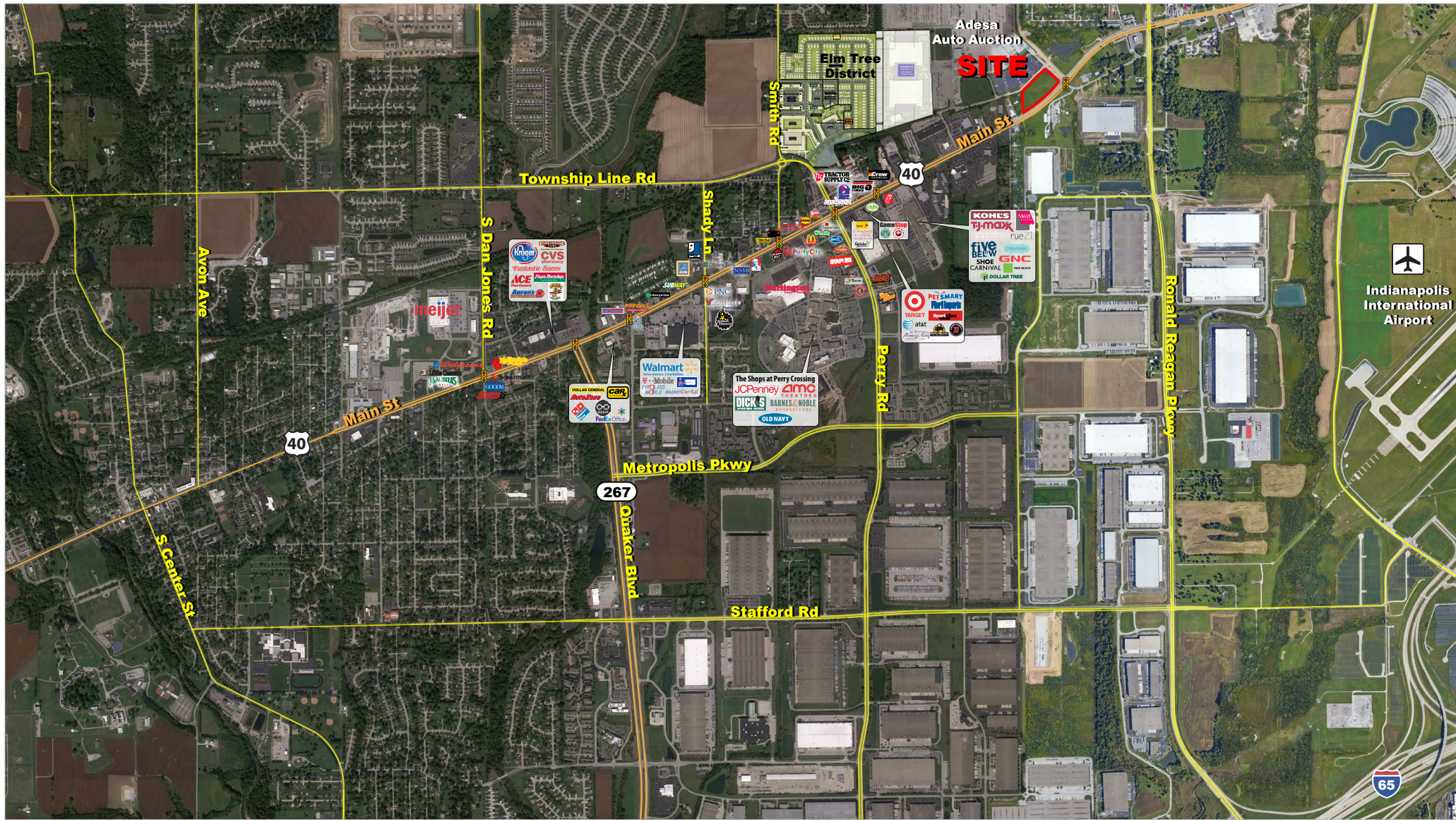
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