



**FOR LEASE
BUILDING RENDERING**

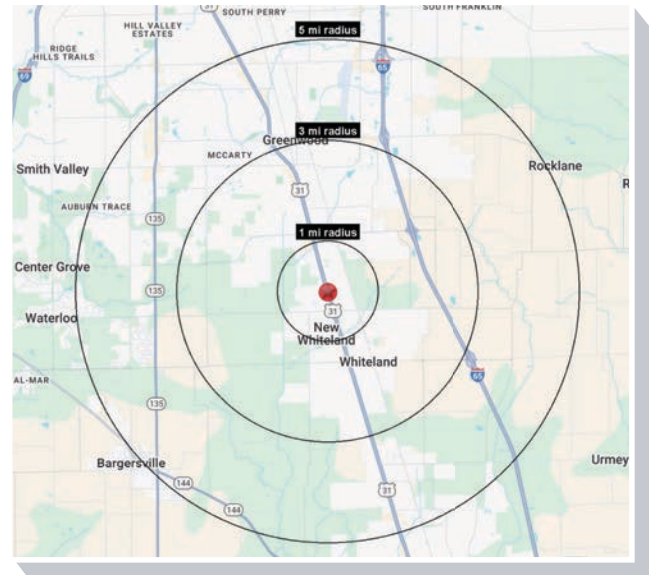


New Whiteland

SEC OF U.S. 31 AND COUNTRY GATE DRIVE ■ NEW WHITELAND, IN 46184

PROPERTY HIGHLIGHTS

- New construction retail building totaling over 10,000sf; Drive-thru availability.
- Outlot 2 Available for Sale (1.809 AC; Zoned GB-2)
- Located on busy US Hwy 31 South (32,742 VPD) with full access vehicles in both directions.
- New Whiteland has experienced 3% annual growth each year over the past ten years and has 6,000 residents within a mile of the site.
- Area average incomes exceed \$100,000.
- Under-served trade area with no other small shops leasing options.



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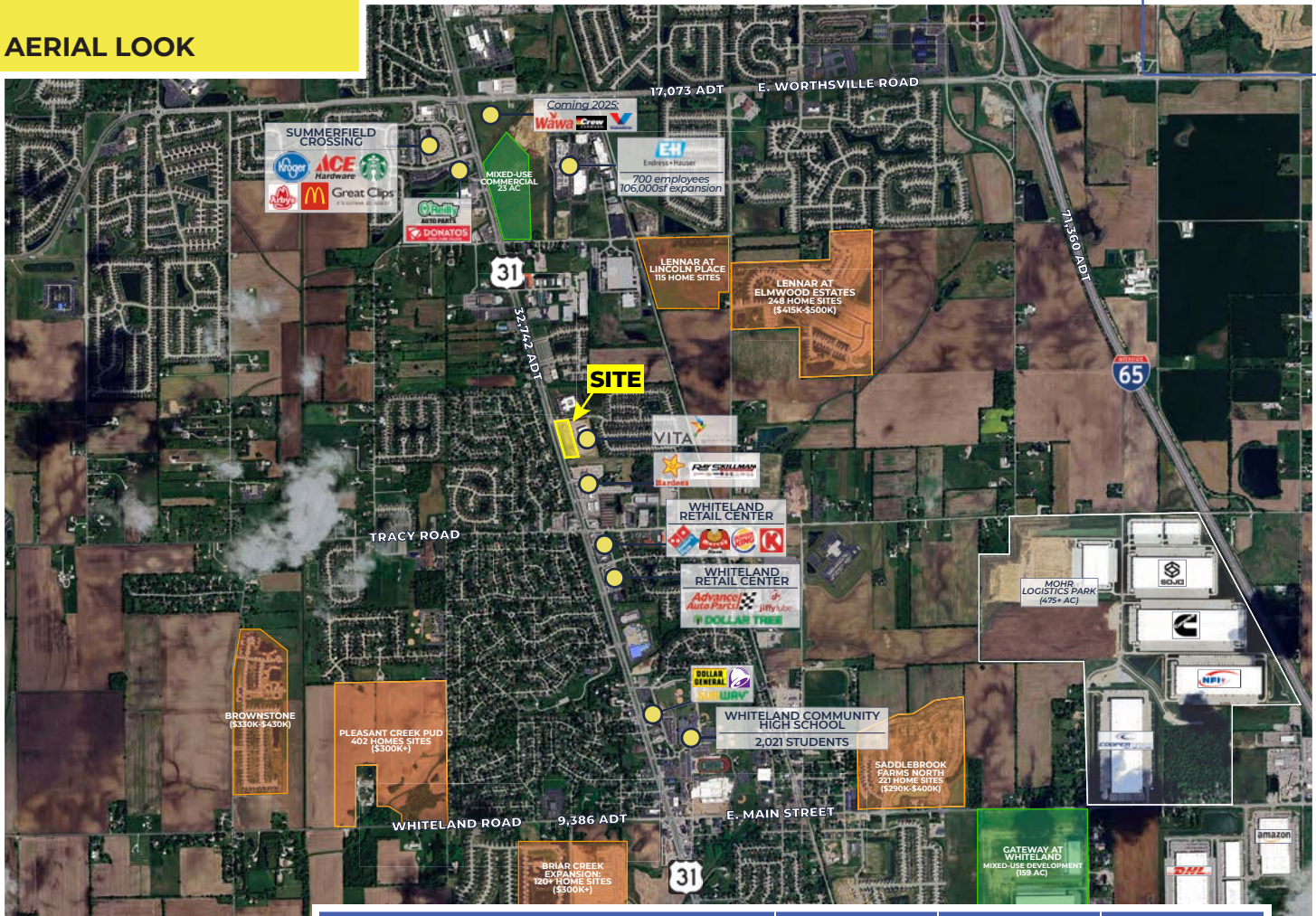







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AERIAL LOOK



DEMOGRAPHICS SNAPSHOT – (2024)	 1 MILE	 3 MILE	 5 MILE
POPULATION	6,016	44,552	97,560
DAYTIME POPULATION	3,562	21,938	59,184
HOUSEHOLDS	2,202	17,083	37,966
MEDIAN HOUSEHOLD INCOME	\$81,206	\$82,090	\$86,464
AVG. HOUSEHOLD INCOME	\$100,096	\$100,572	\$105,880

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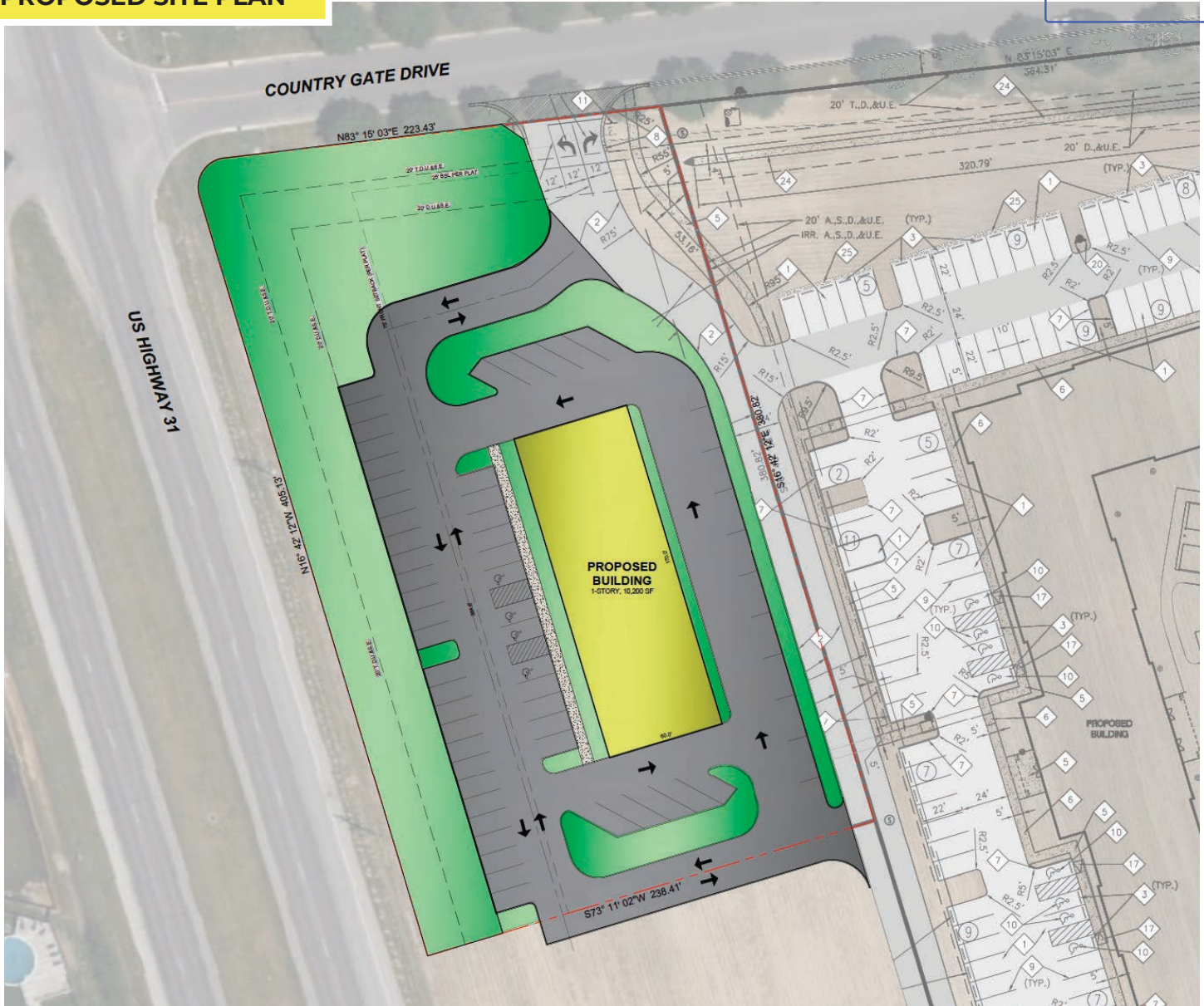




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PROPOSED SITE PLAN

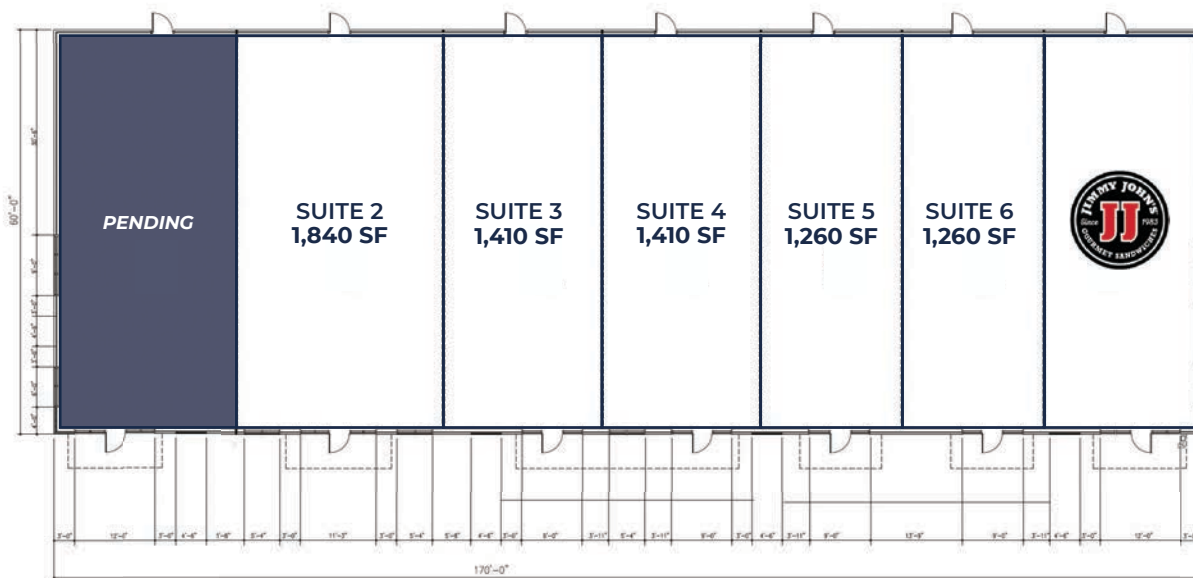
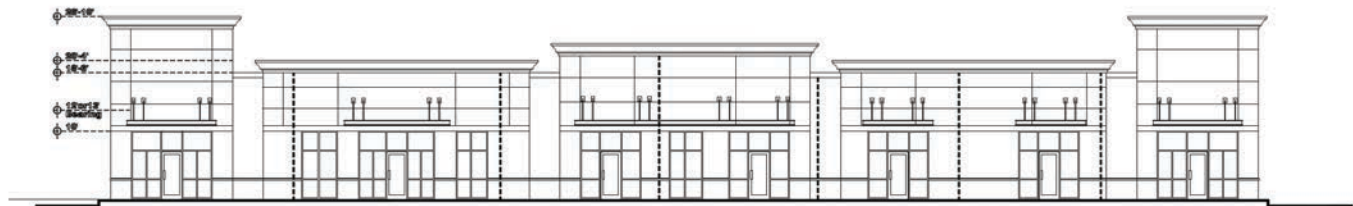




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PROPOSED FLOOR PLAN



FLOOR PLAN

10,200 s.f.

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RENDERINGS



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