

AVAILABLE

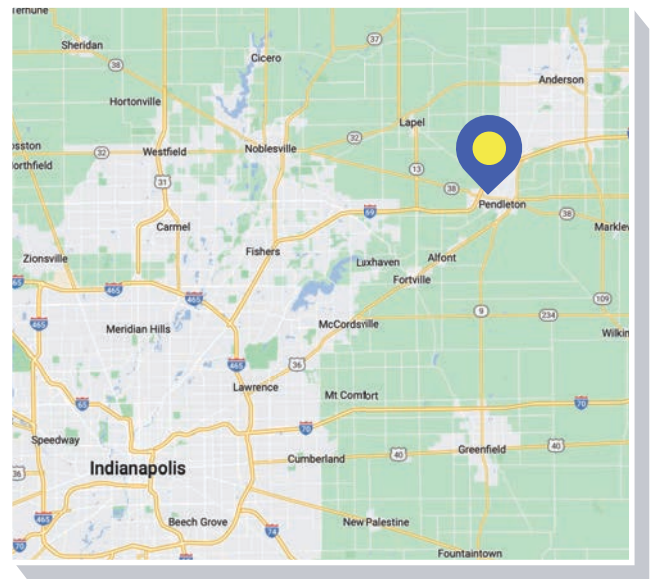


SR 38 & Heritage Way

■ PENDLETON, IN

PROPERTY HIGHLIGHTS

- I-69 interchange at the gateway to Pendleton community
- Outlots and multi tenant retail available for lease with drive thru endcap
- Direct visibility and frontage to SR 38
- Newly improved corridor with added roundabout at Heritage Way
- Adjacent multi-family development coming soon





SR 38 & Heritage Way

PENDLETON, IN

AERIAL LOOK



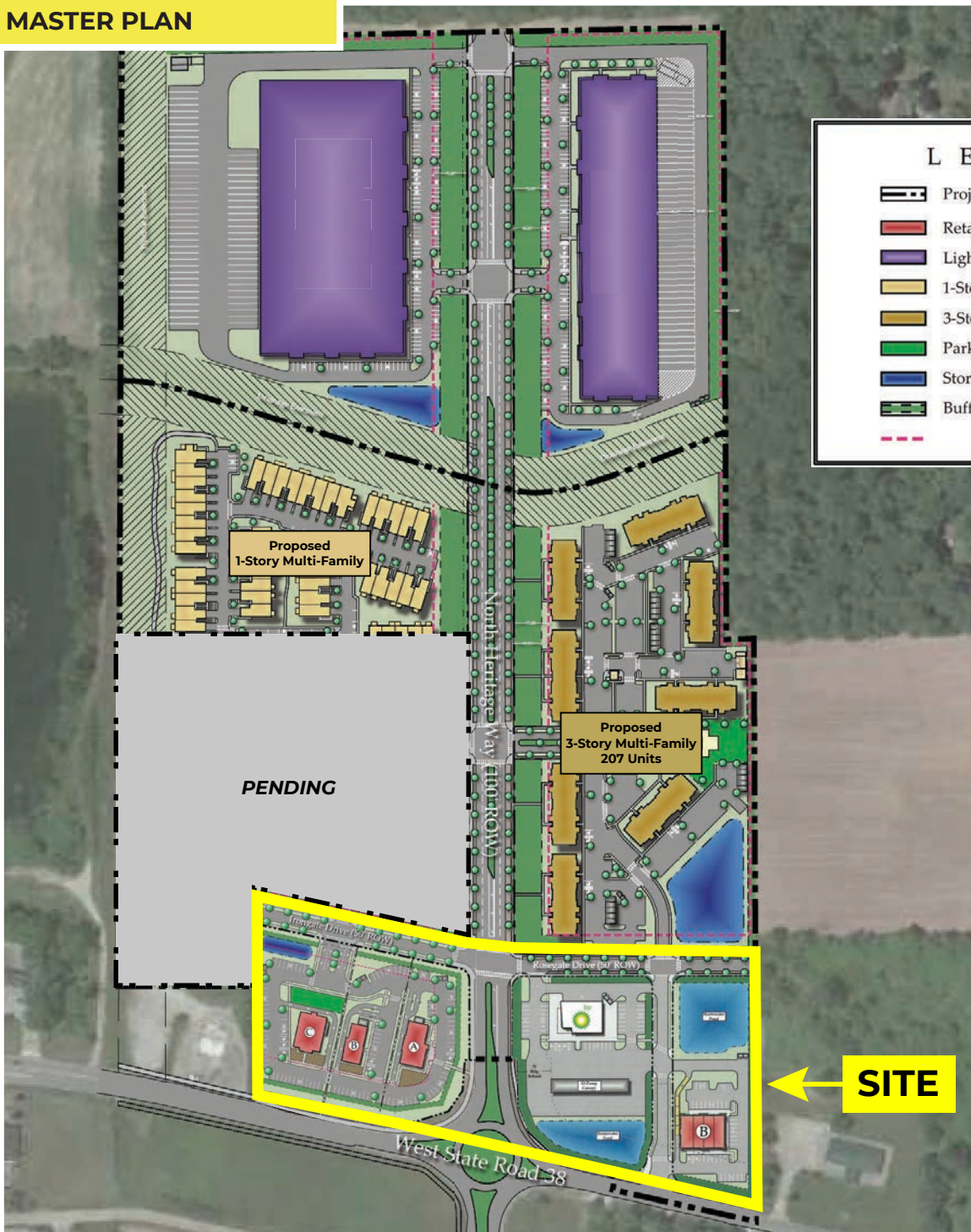
DEMOGRAPHICS SNAPSHOT – (2024)	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,183	11,099	22,475
DAYTIME POPULATION	1,742	10,710	19,448
HOUSEHOLDS	459	3,293	7,511
MEDIAN HOUSEHOLD INCOME	\$79,383	\$84,471	\$87,755
AVG. HOUSEHOLD INCOME	\$117,611	\$130,956	\$121,599



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MASTER PLAN



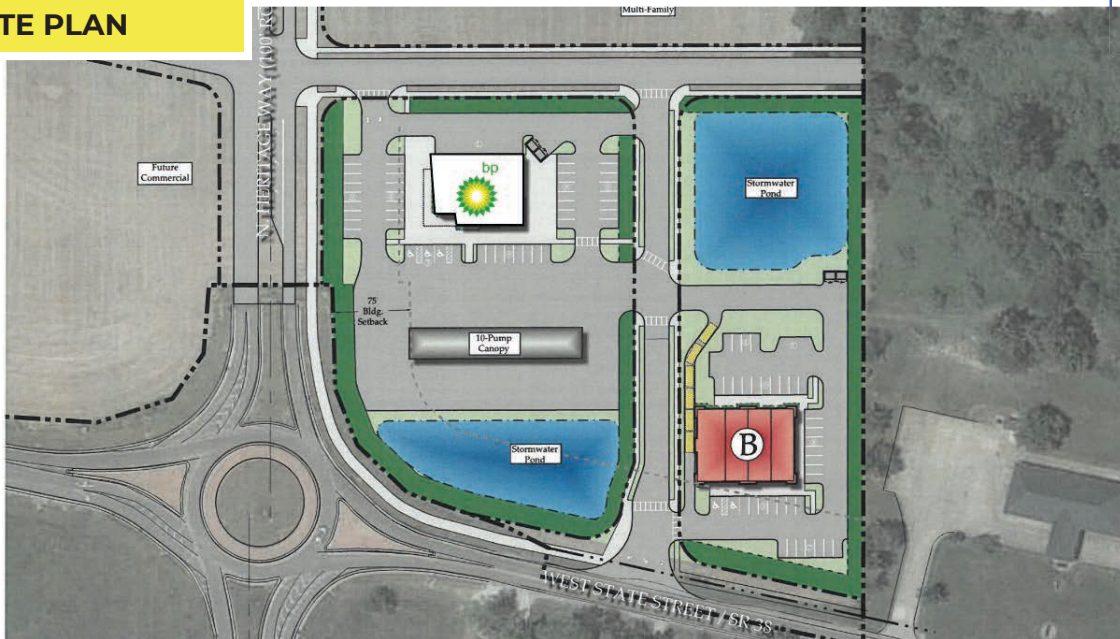
L E G E N D	
	Project Boundary
	Retail
	Light Industrial
	1-Story Multi-Family
	3-Story Multi-Family
	Park
	Stormwater Pond
	Bufferyard



SR 38 & Heritage Way

PENDLETON, IN

RETAIL SITE PLAN



East Parcel - Building B - Multi-Tenant Building



West Parcel - Outlots Available

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