



2994 Fulmer Dr. Bargersville, IN 46106



Property Overview

3,600 SF of divisible retail space available located on the SEC of SR 135 and Whiteland Road. Rapid growth in the Bargersville and Center Grove trade area. Prime access and visibility to SR 135 and Whiteland Road.

Many up-and-coming residential developments in the immediate area. National retailer's that are coming to the market and already in the market, include Meijer, The Learning Experience, Kroger, StretchLab, O'Reilly Auto Parts, and many more.

Property Highlights

- High Visibility on SR 135 and Whiteland Rd
- 5 Miles from I-65
- Highly Desirable End Cap Space

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	3,600 SF
Building Size:	9,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	894	29,143	101,735
Total Population	2,879	82,026	269,431
Average HH Income	\$136,165	\$126,820	\$103,399

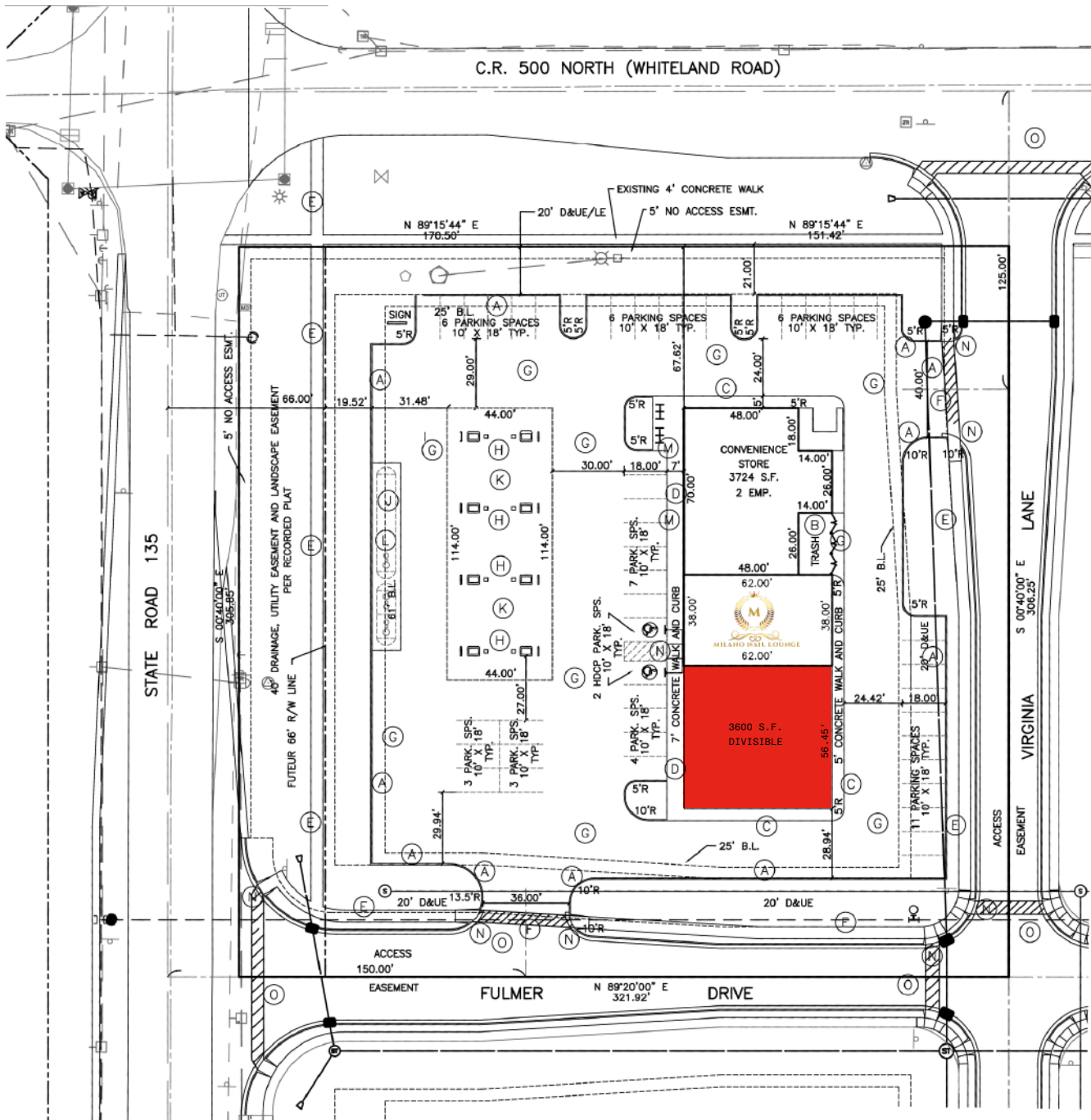




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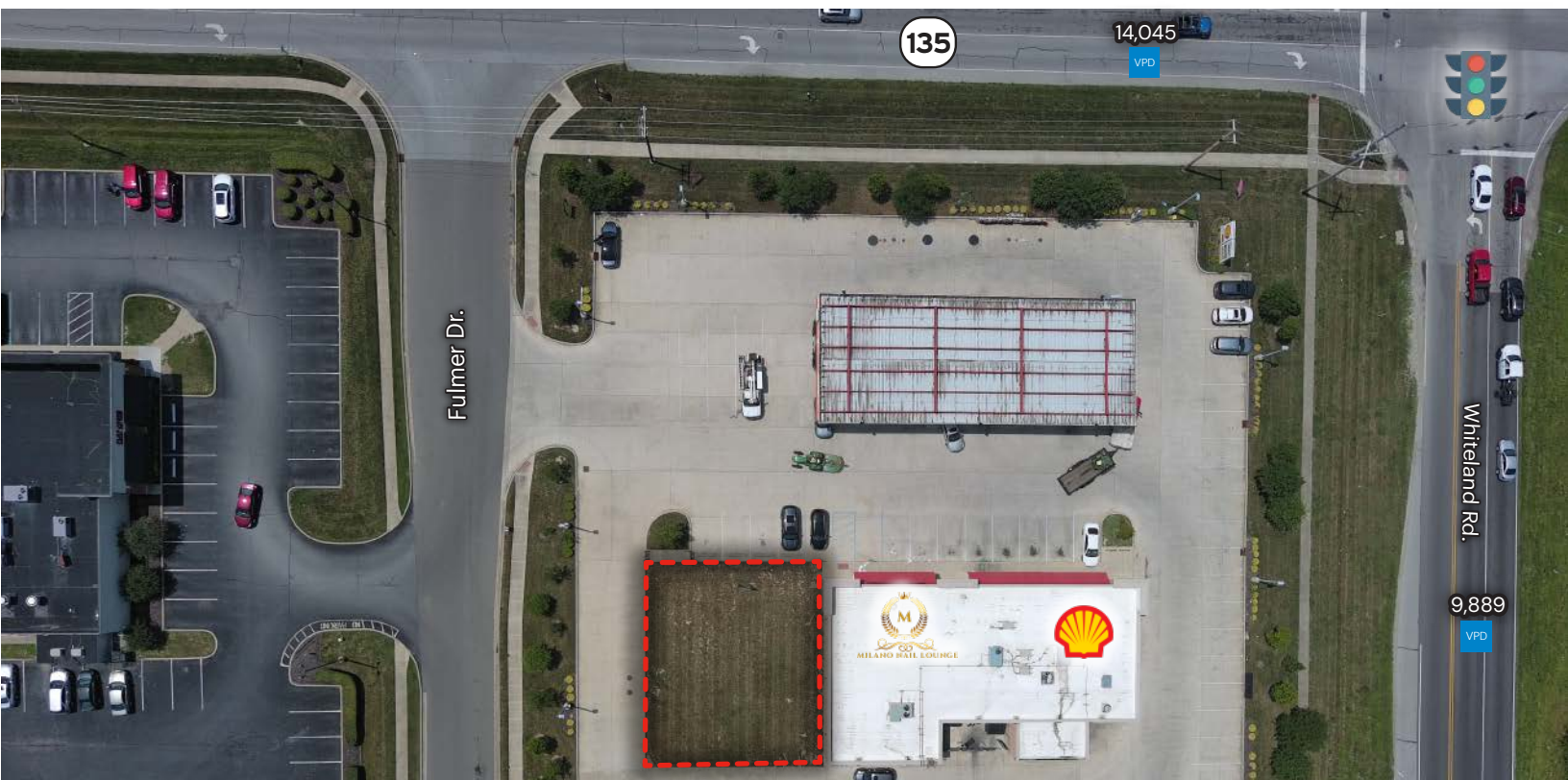
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Site Plan





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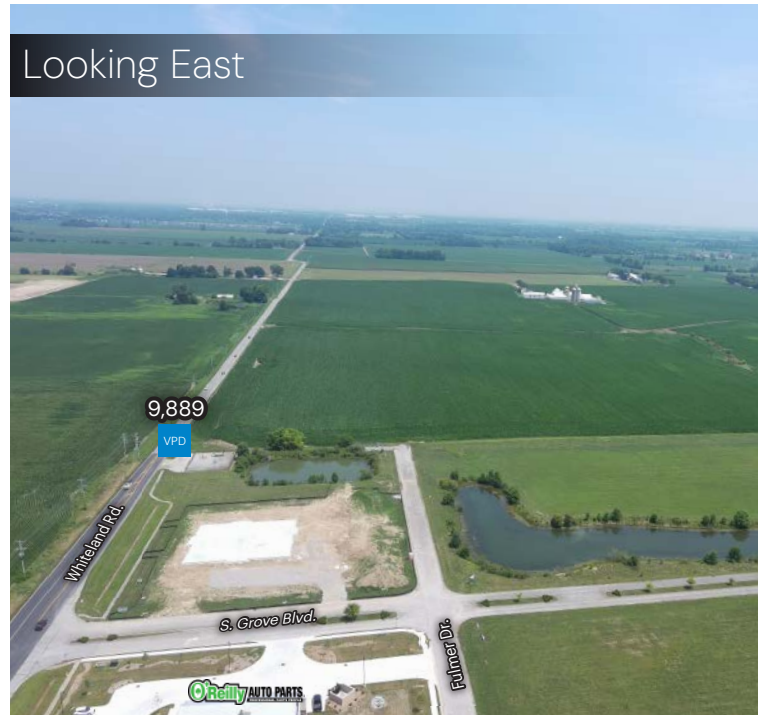


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Looking Northwest



Looking East



Looking South



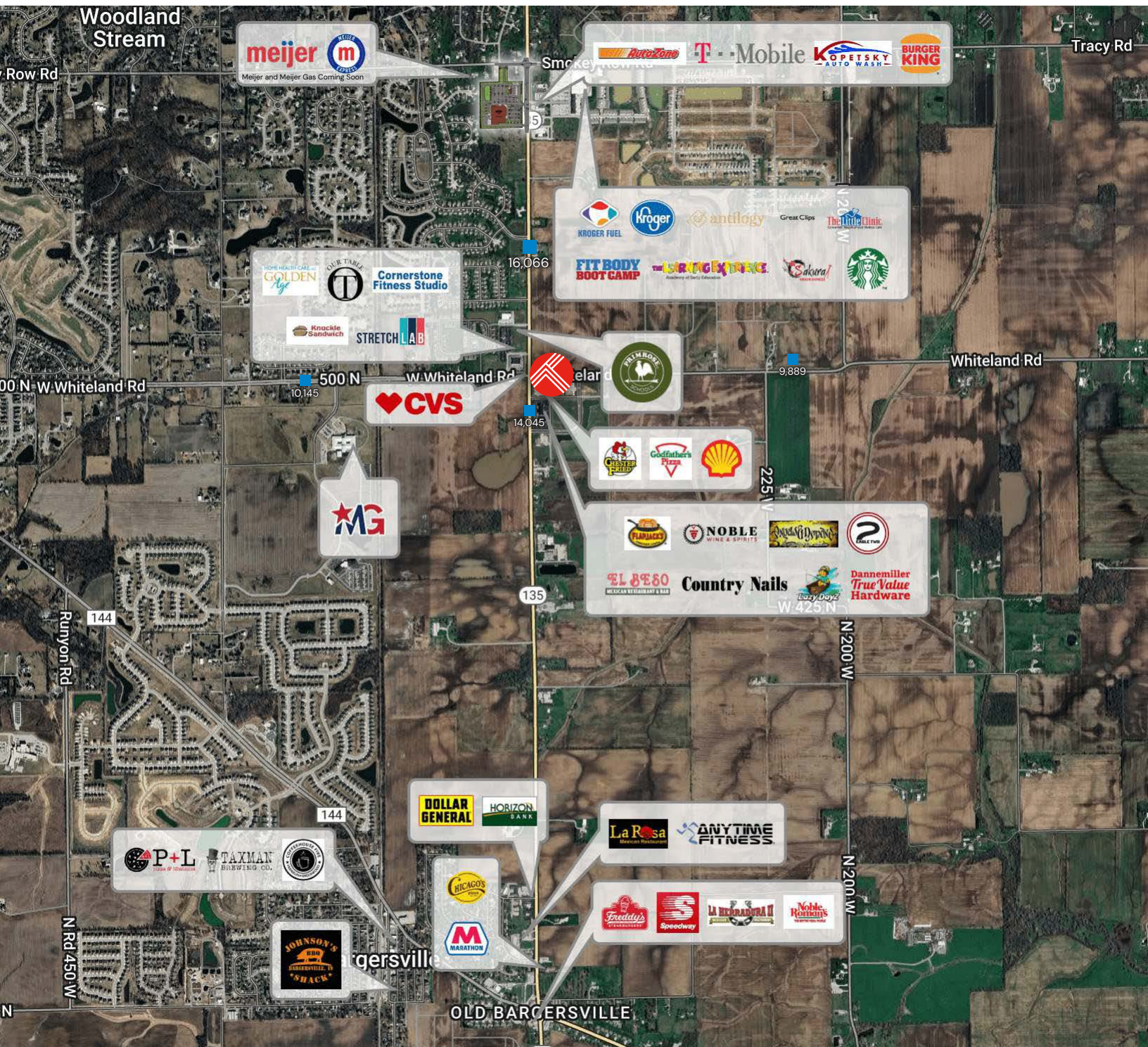
Looking West





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Area Retailers

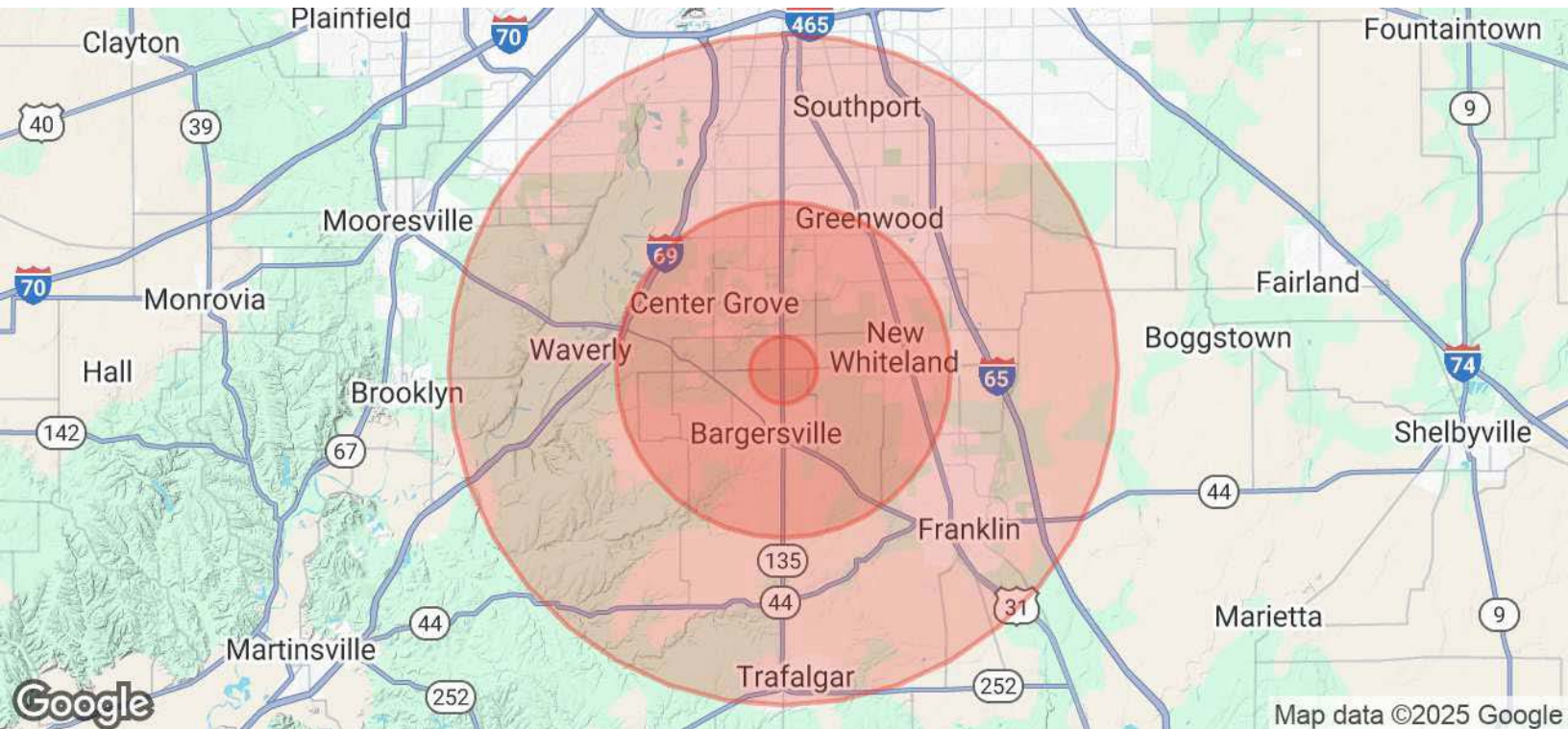




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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,879	82,026	269,431
Average Age	34	38	39
Average Age (Male)	32	37	38
Average Age (Female)	36	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	894	29,143	101,735
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$136,165	\$126,820	\$103,399
Average House Value	\$486,524	\$335,021	\$285,492

Demographics data derived from AlphaMap

