

FOR LEASE

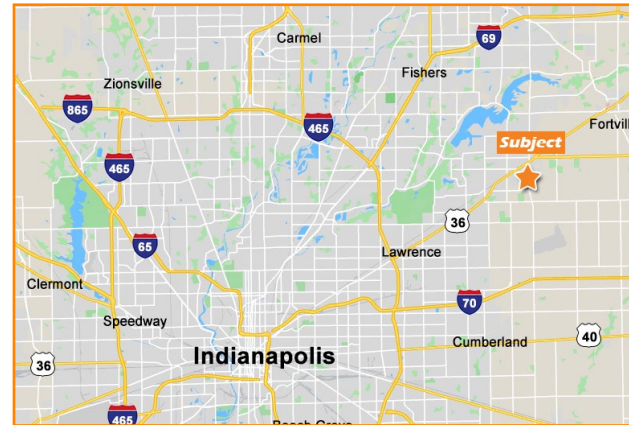
McCordsville Corner Shoppes

7419 W 600 N | McCordsville, IN 46055



PROPERTY SUMMARY

- + Available For Lease - 3,000 SF Divisible
- + Co-Tenant: Qdoba - NOW OPEN
- + ± 0.99 Acres
- + High visibility off of N. 600 (Mt. Comfort Rd)
- + Main entry to I-70 and downtown
- + High growth area for housing
- + Neighboring Geist Area



TRAFFIC COUNTS

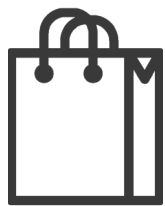
STREET	ADT
N 600 W	13,124
US 36	14,674

Information deemed reliable, but not guaranteed. Subject to change without notice.

FOR LEASE

McCordsville Corner Shoppes

7419 W 600 N | McCordsville, IN 46055



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Est. Population	2,142	30,354	82,285	411,160
Est. Average HH Income	\$148,936	\$157,421	\$170,582	\$120,159
Est. Households	795	11,257	29,988	162,634
Daytime Population	460	4,984	21,036	172,278

Information deemed reliable, but not guaranteed. Subject to change without notice.

FOR LEASE

McCORDSVILLE CORNER SHOPPES

7419 W 600 N | McCordsville, IN 46055



- + 1 Mile Radius population to double in coming years with 1,161 approved homes
- + Near \$50 million McCord Square Downtown District
- + Over 4,500 employees in Mount Comfort Industrial District with more to come
- + Subject site off main North/South connector to I-70

Information deemed reliable, but not guaranteed. Subject to change without notice.

FOR LEASE

McCordsville Corner Shoppes

7419 W 600 N | McCordsville, IN 46055



Information deemed reliable, but not guaranteed. Subject to change without notice.

Craig Ramsay
Senior Broker
317.985.4807
craig@theCREpros.com

metaCRE

6500 Westfield Blvd
Indianapolis, IN 46220
www.theCREpros.com