



# 166 Williams Trace

Plainfield, IN 46168  
For Lease



## PROPERTY DESCRIPTION

Welcome to this great commercial space at 166 Williams Trce in Plainfield, IN, available for lease. Enjoy the convenience of nearby restaurants, including Black Swan Brewpub and The Coachman Restaurant & Lounge, for delightful dining experiences. Take advantage of convenient shopping at the nearby Shops at Perry Crossing, offering a variety of retail options. With easy access to the Indianapolis International Airport and proximity to major highways, the area provides exceptional connectivity for businesses. Plus, the location is surrounded by beautiful parks and natural attractions, creating a pleasant environment for work and leisure.

## PROPERTY HIGHLIGHTS

- Abundant natural light
- Ample on-site parking
- Convenient location
- Vibrant business community

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	3,295 SF
Lot Size:	67,170 SF
Building Size:	7,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,157	15,023	40,388
Total Population	5,465	39,571	108,442
Average HH Income	\$99,041	\$108,929	\$105,246

BROKERAGE | MANAGEMENT | DEVELOPMENT





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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

## Floor Plan







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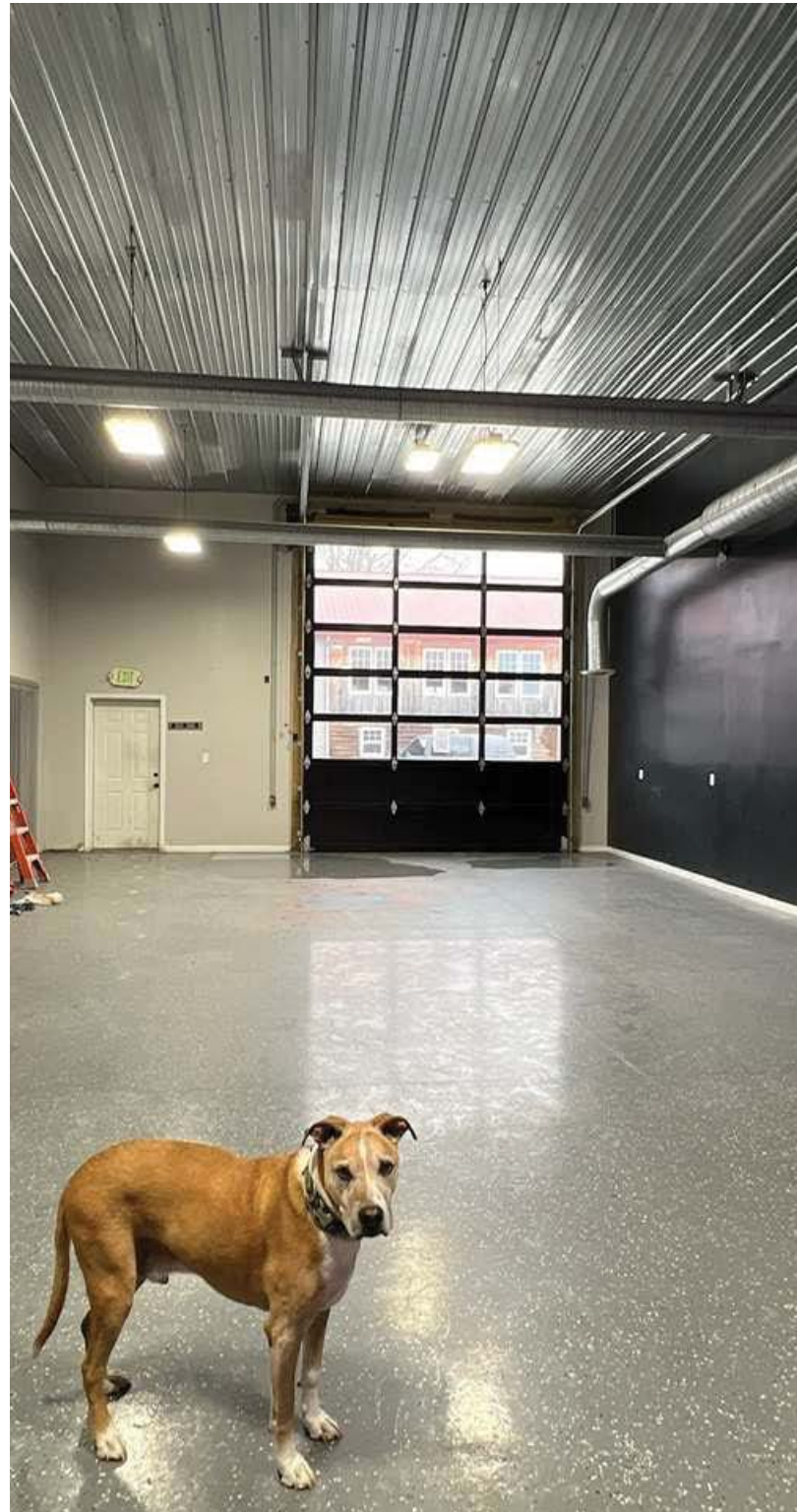




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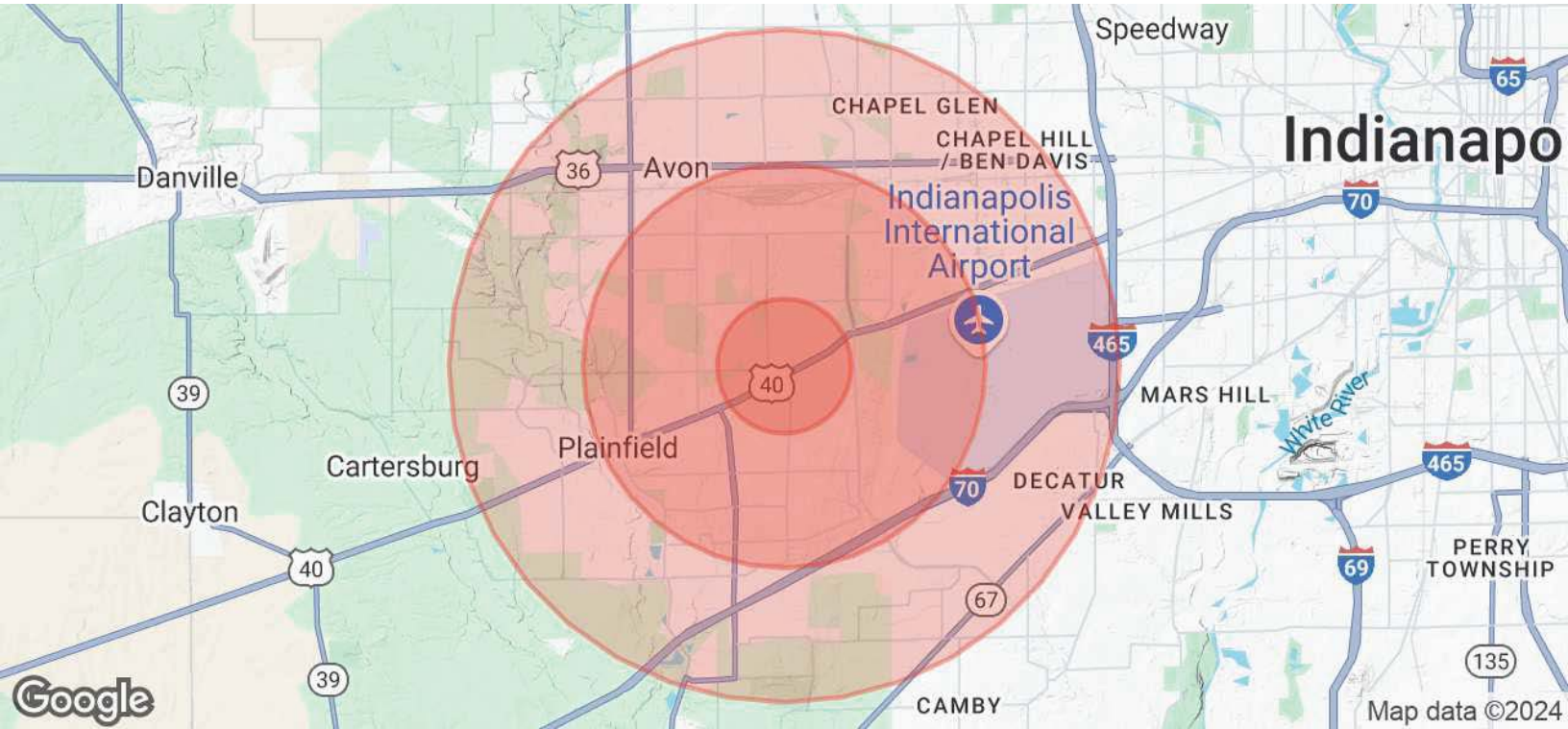


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## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,465	39,571	108,442
Average Age	36	38	39
Average Age (Male)	34	37	38
Average Age (Female)	37	39	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,157	15,023	40,388
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$99,041	\$108,929	\$105,246
Average House Value	\$210,701	\$253,171	\$259,519

Demographics data derived from AlphaMap

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