

RETAIL PROPERTY FOR LEASE

2560 E Main St - Plainfield, IN 46168



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

+/- 1.2 Acre Outlot Available for Ground Lease on US 40

PROPERTY HIGHLIGHTS

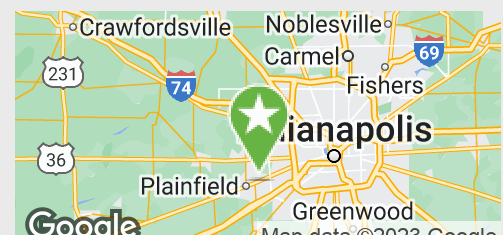
- Located at Busy, Signalized Intersection
- High Traffic Counts of 35,209
- Surrounded by Big Box Anchors including Walmart, JC Penney, & Target
- Excellent Visibility from US 40
- Zoned for Drive-Thru User
- Pylon Signage Available
- General Commercial Zoning

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	38,814	97,609
Average HH Income	\$114,333	\$116,206
Businesses	1,668	4,007
Employees	19,865	47,406

TRAFFIC COUNTS

US 40	35,209
Perry Road	13,162



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
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Indianapolis, IN 46240

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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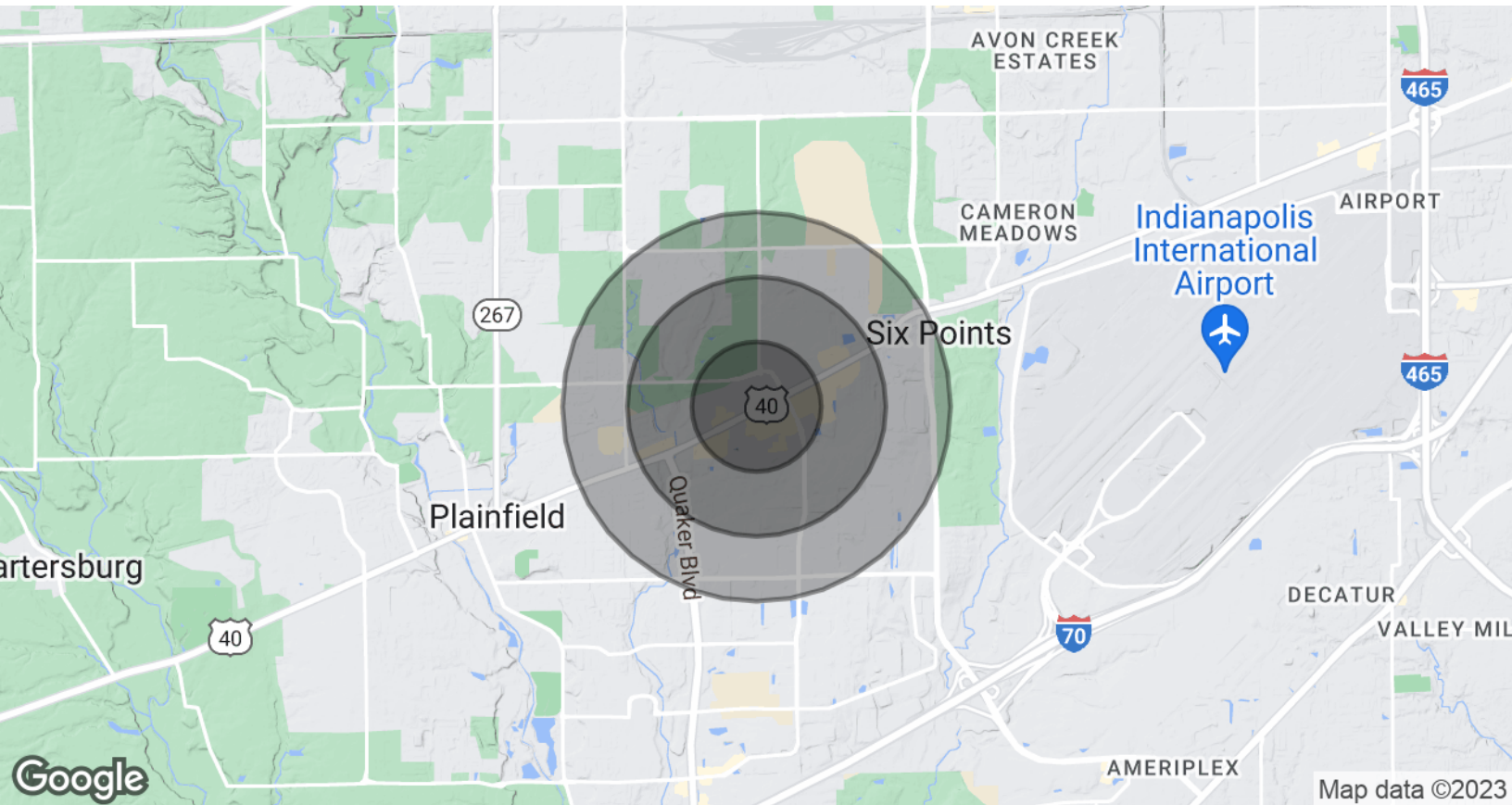


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	7,079	38,814	97,609
Projected Annual Growth (2023-2028)	0.9%	1.6%	1.2%
Total Households	2,586	14,711	36,079
Median Home Value	\$185,954	\$198,220	\$209,763

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$108,275	\$114,333	\$116,206
Daytime Population (16+ years)	6,256	28,628	72,289
Total Businesses	449	1,668	4,007
Total Employees	5,064	19,865	47,406

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