



US 52 & S 600W

New Palestine, IN 46163

For Lease of Build to Suit



OFFERING SUMMARY

Lease Rate:	Negotiable
Potential Building Size:	7,000 SF
Available Lots:	1.01AC & .95AC
Zoning:	Commercial
Submarket:	Hancock County

Area Highlights

- Growing school system
 - High School spending \$50mm for renovation and expansion
 - Projected enrollment growth 200%
 - New intermediate school building within the last 3 years
- New and upcoming area
 - Over 500 new housing lots scheduled for construction in 2021
 - Housing development coming to adjacent corner
- Newly constructed 108k SF upscale \$40mm health and wellness center
- Main thoroughfare of the city
- High traffic counts
- Adjacent to future I-70/I-74/I-69 connector corridor.

BROKERAGE | MANAGEMENT | DEVELOPMENT

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

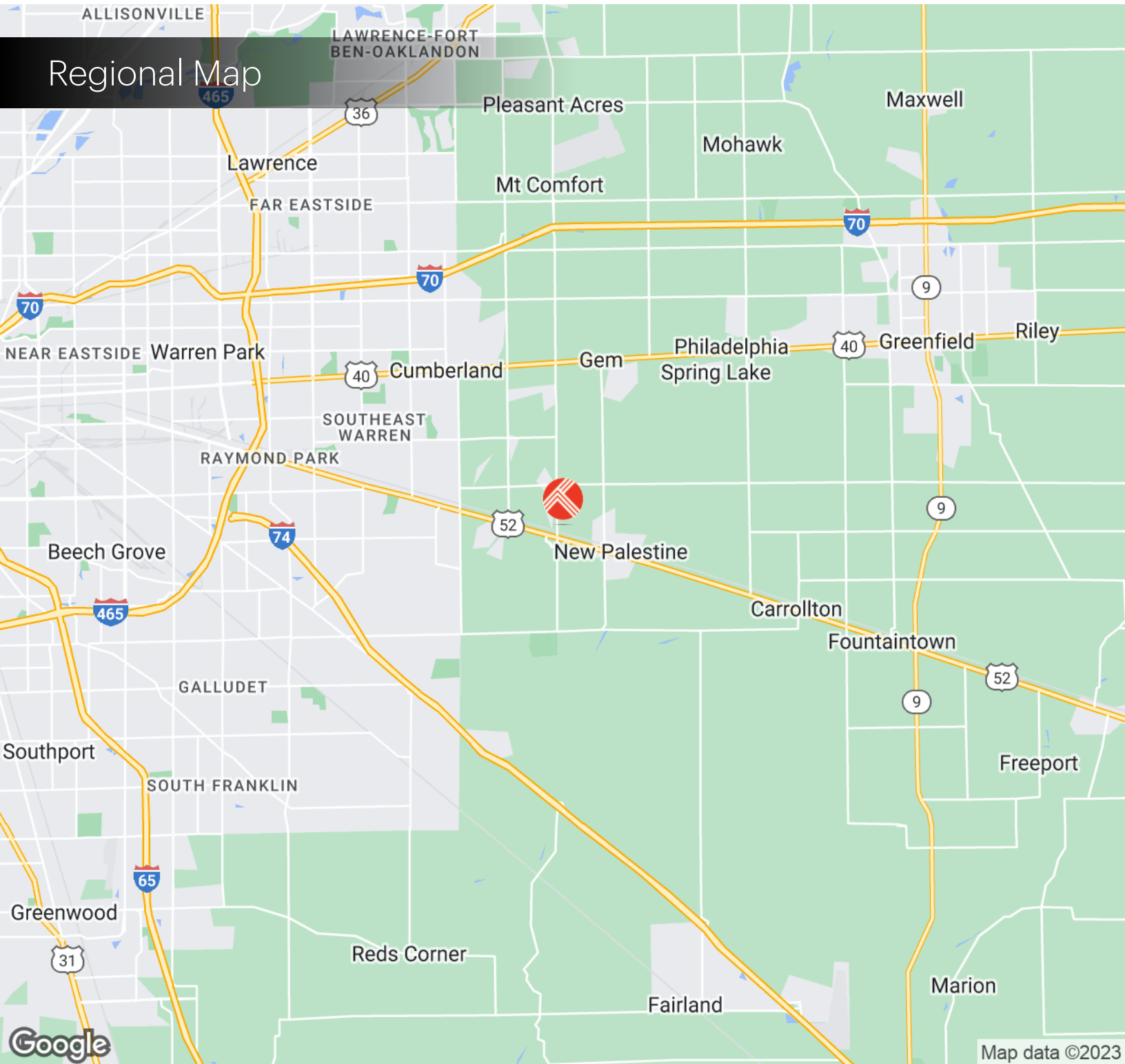
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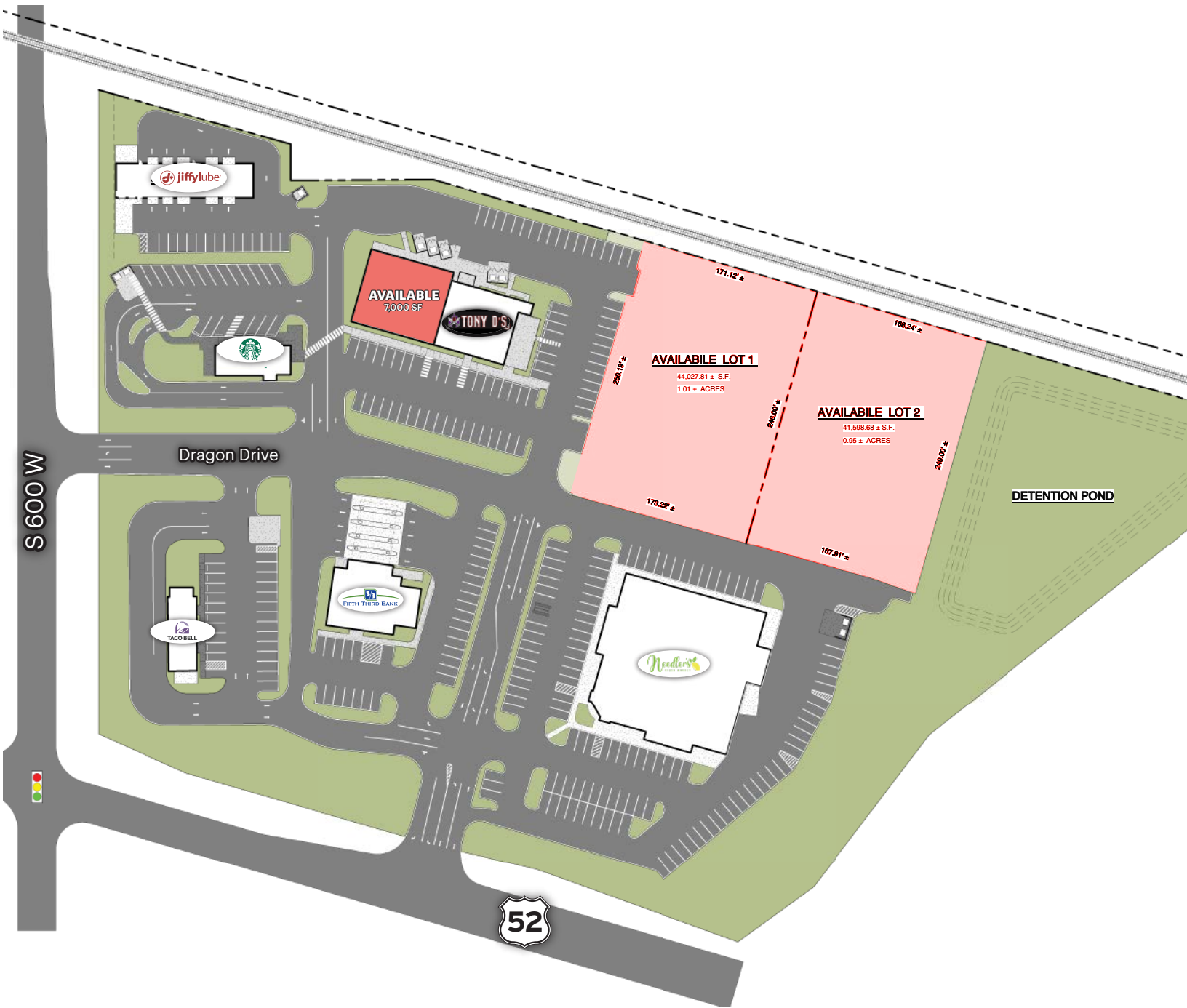
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Site Plan



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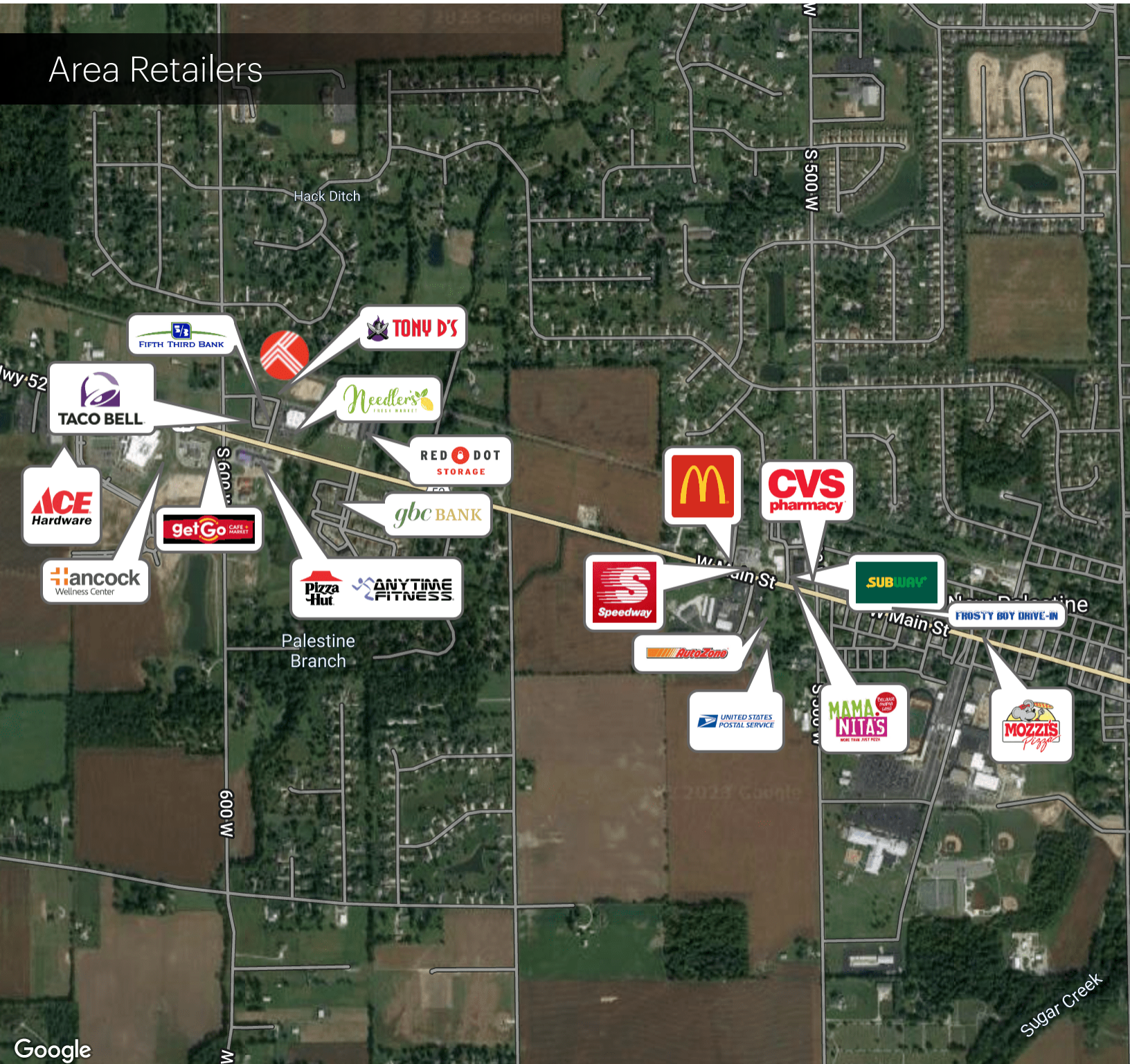
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Area Retailers



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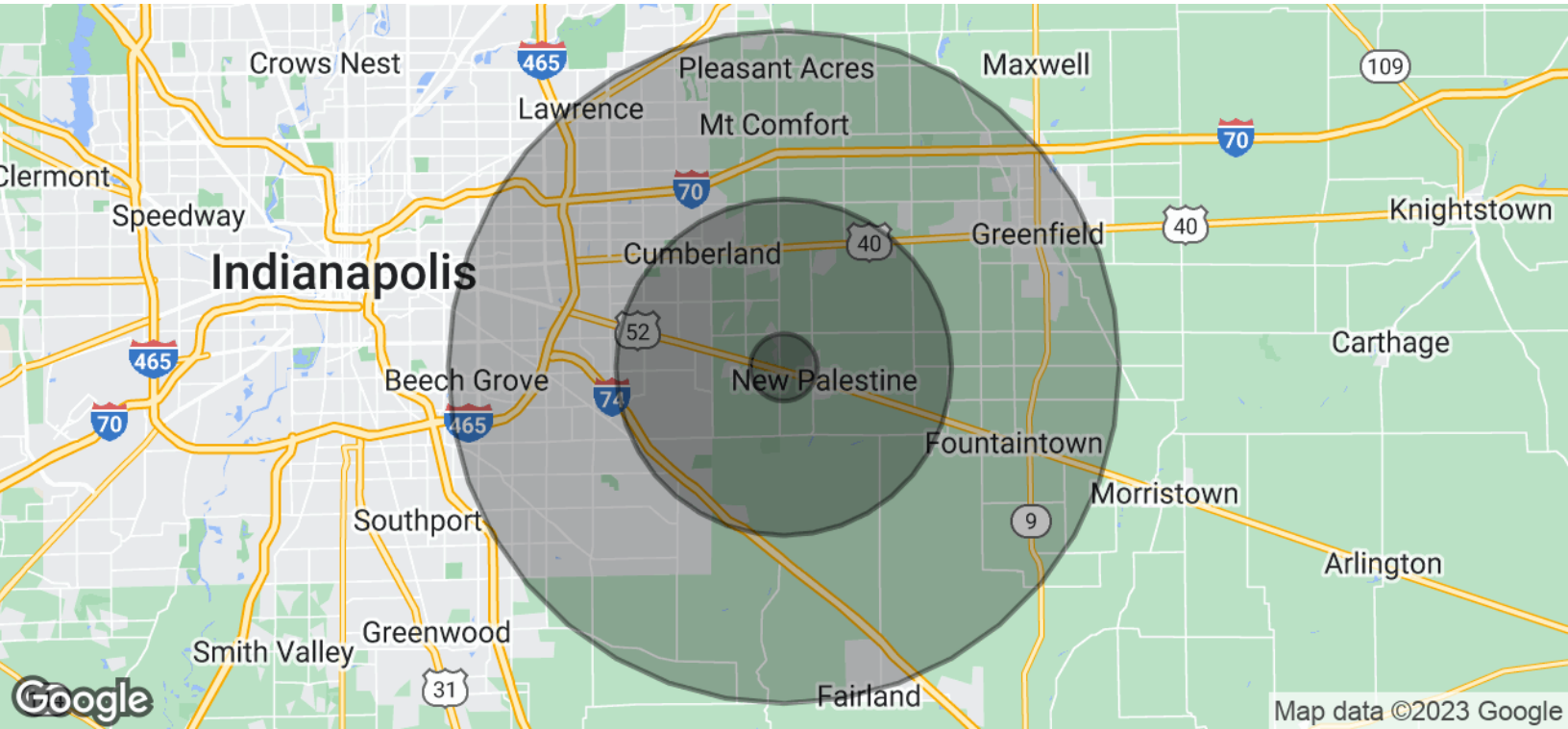


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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,572	29,526	182,445
Average age	42.0	39.7	35.1
Average age (Male)	42.2	39.7	34.4
Average age (Female)	41.8	39.4	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	584	10,910	67,092
# of persons per HH	2.7	2.7	2.7
Average HH income	\$85,883	\$80,699	\$63,823
Average house value		\$176,149	\$162,483

* Demographic data derived from 2020 ACS - US Census

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