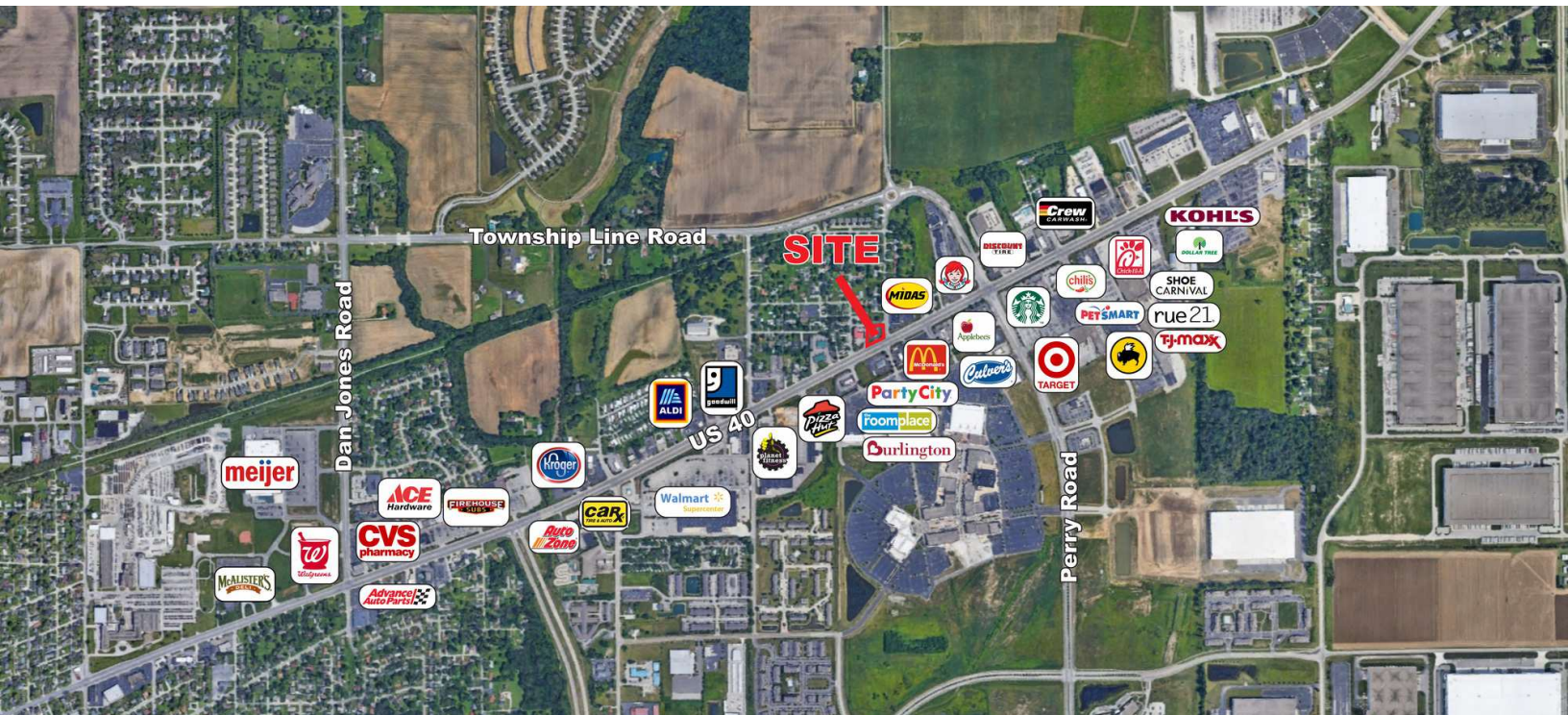


RETAIL PROPERTY FOR LEASE

2560 E Main St - Plainfield, IN 46168



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

+/- 1 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
- Located Near Hobbs Station, a 125 Acre Mixed Use Development Encompassing Residential, Retail, Office and Industrial

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	39,157	98,780
Average HH Income	\$117,489	\$117,999
Businesses	1,722	4,073
Employees	20,526	48,116

TRAFFIC COUNTS

US 40	35,209
Perry Road	13,162



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

PATRICK BOYLE

Direct: 317.597.1718
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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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PROPERTIES

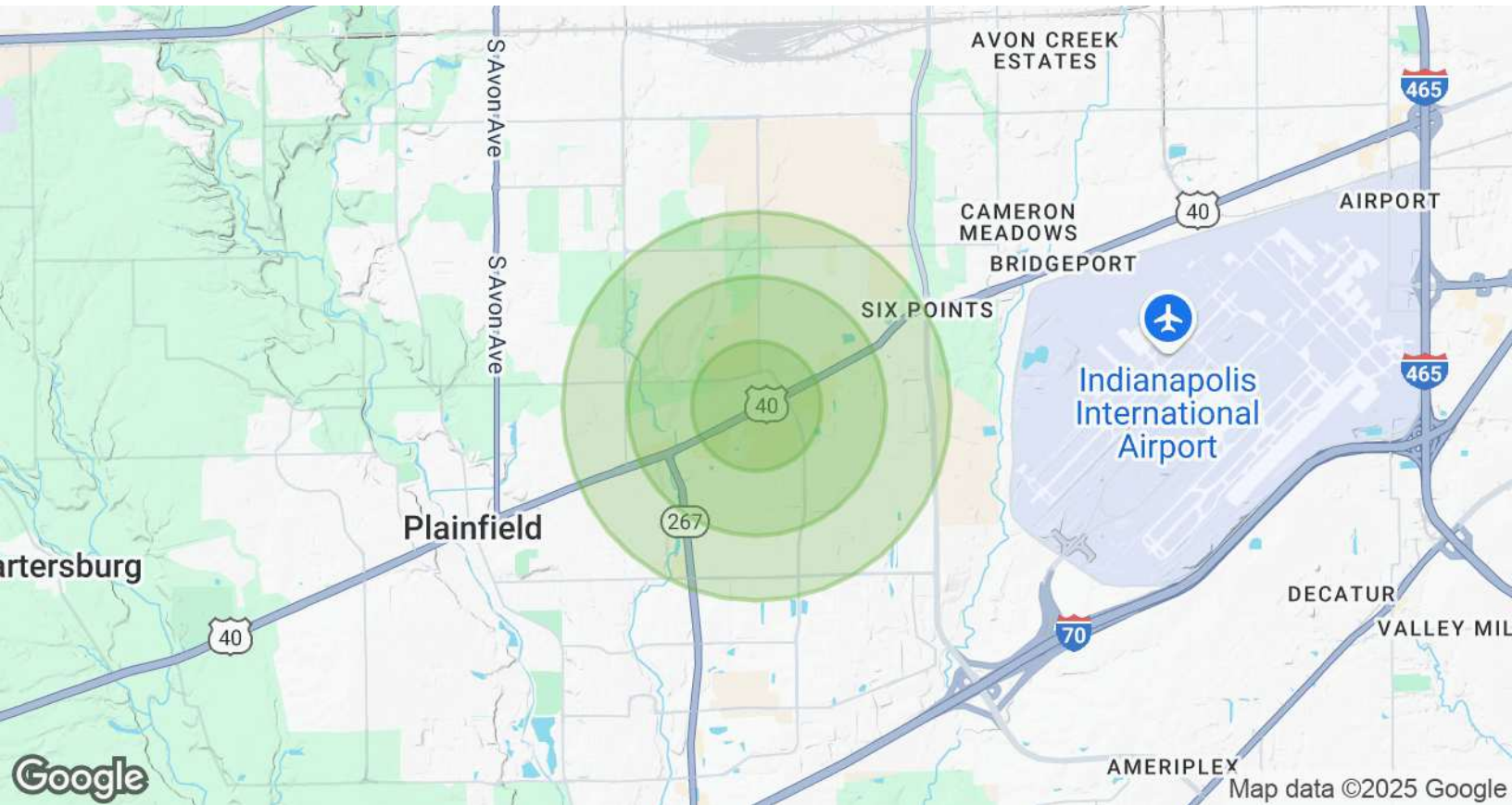


RETAIL PROPERTY FOR LEASE

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MIDLAND ATLANTIC
PROPERTIES



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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