

HOLLIDAY PLAZA

9,644 SF AVAILABLE FOR LEASE




Zionsville, IN 46077



PROPERTY HIGHLIGHTS:

- New multi-tenant development along Michigan Rd., perfect for restaurant, retail, or medical uses
- High growth, high income suburban market with 4,500 homes within 2 miles
- Median household income of \$228,000 within 1 mile
- Adjacent to a new Starbucks and across from Interactive Academy (152 students)
- Golf cart accessible
- Spring 2027 Delivery



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population	4,136	32,261	76,755
Median HH Income	\$228,852	\$185,767	\$183,408
Number of Homes	1,265	11,011	27,077

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**FOR
LEASE**

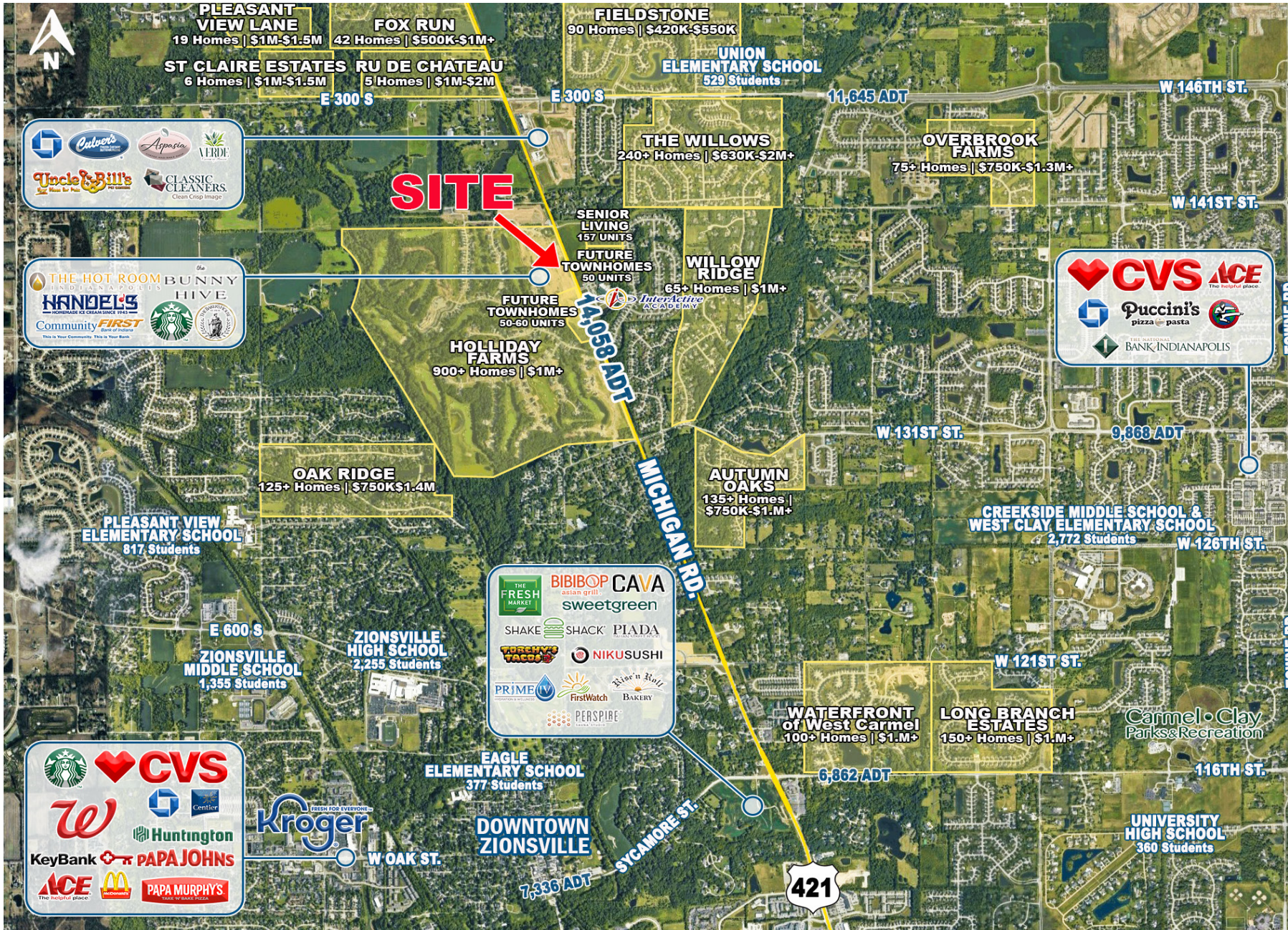
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MARKET
AERIAL

Zionsville, IN 46077



HOLLIDAY PLAZA

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ZOOM
AERIAL

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SITE PLAN

MICHIGAN RD. MICHIGAN RD. MICHIGAN RD. MICHIGAN RD.



The Shoppes at Holliday Farms

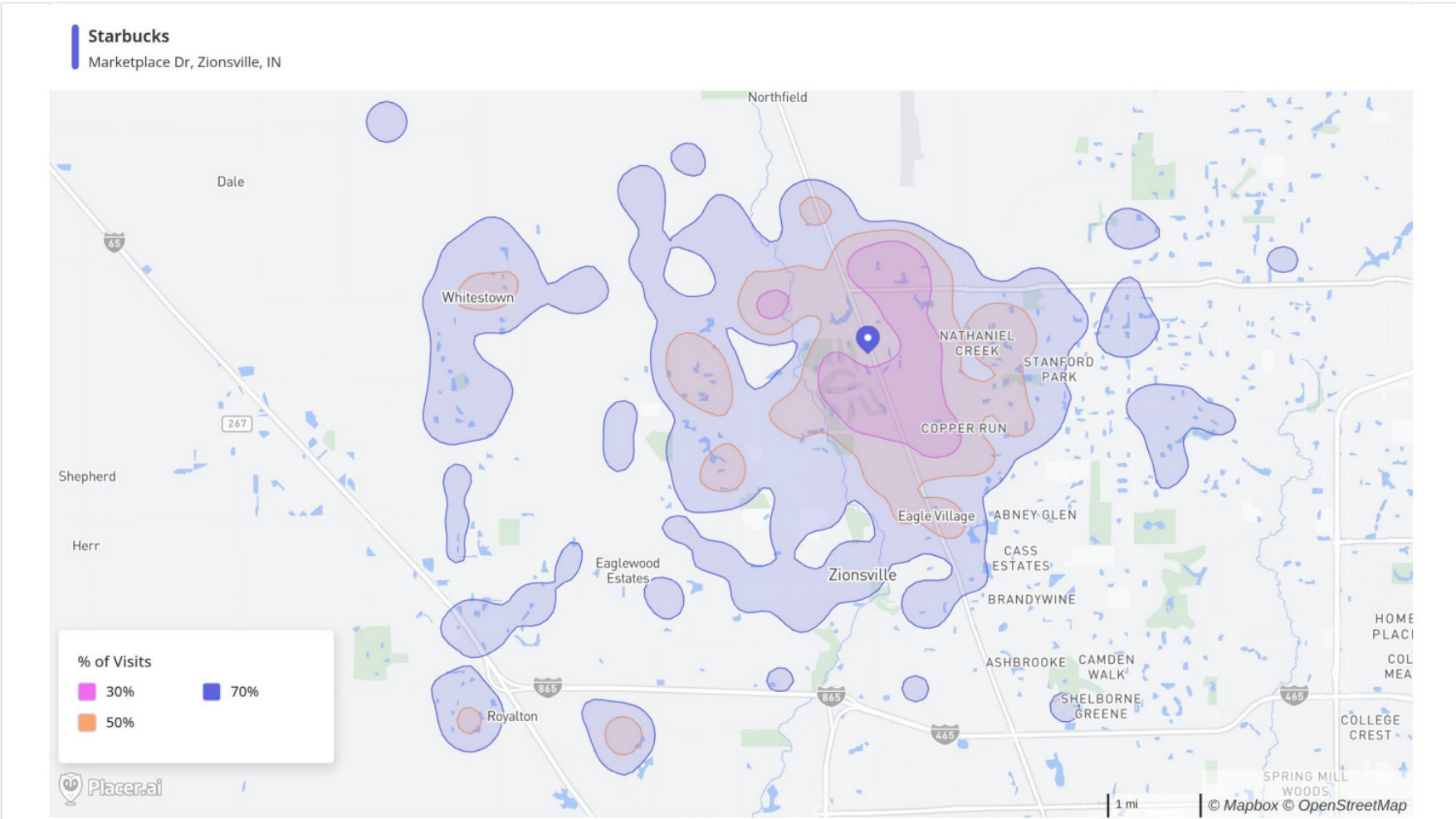
77'

SITE

138'



 **Visitor Demographics**
May 1, 2025 - Apr 30, 2026



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

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MARKET OVERVIEW

ZIONSVILLE, IN Boone County

Zionsville, located 20 miles northwest of Downtown Indianapolis, is a thriving suburb known for its **small-town charm and iconic brick street**. At its core, “The Village” maintains a historic, boutique feel by limiting chain retailers, while national brands are easily accessible in Boone Village and along Michigan Road (U.S. 421). This balance helps drive Boone County’s \$69.8 million tourism economy. With direct access to I-465 and I-65, Zionsville continues to grow. Its highly rated public school system—serving 7,906 K-12 students across eight elementary schools, two middle schools, and one high school—makes it **one of Indiana’s most desirable places to live**.



★ **The Village**
Brick road with homes, dining, shops, & offices

★ **Rahal Racing Offices**

- Graham Rahal Performance
- Rahal Letterman Lanigan
- Restaurant & coffee shop

★ **Lions Park**
Community park along Eagle Creek & Elm Street Green

★ **Big 4 Rail Trail**
Historic train track reimaged to 20+ miles of trails to Whitestown & Lebanon with trailhead amenities

2023 & beyond EXPANSION PLANS

South Village proposal

Expand Main Street beyond the bricks
Appaloosa Crossing | 54 acres
254,000 SF mixed-use development worth \$8M+ off U.S. 421

Pittman Farms | 48 acres
400 apartments, retail, medical offices, restaurants, & grocery off U.S. 421

Epson Community | 180 acres
362 homes ranging \$450,000-\$1M on west side off Whitestown Road

6 neighborhoods | 260 acres
Saddleridge Estates, Oakview Park, Legacy Woods, Wild Air Trail, Marysville Crossing, & Crossbridge Point + senior living, coffee house, Johnson Preserve off Oak Street

Holliday Farms | 597 acres
Golf course, clubhouse, 430+ luxury homes ranging \$600,000-\$2M+, restaurants, & retail stores off U.S. 421



DEMOGRAPHICS



1 MILE



3 MILES



5 MILES

EST. POPULATION



5,900

31,047

88,981

EST. HOUSEHOLDS



2,352

11,414

34,002

EST. AVERAGE HOUSEHOLD INCOME



\$178,725

\$226,766

\$205,696

