



AVAILABLE SF

1,018 SF

LEASE RATE

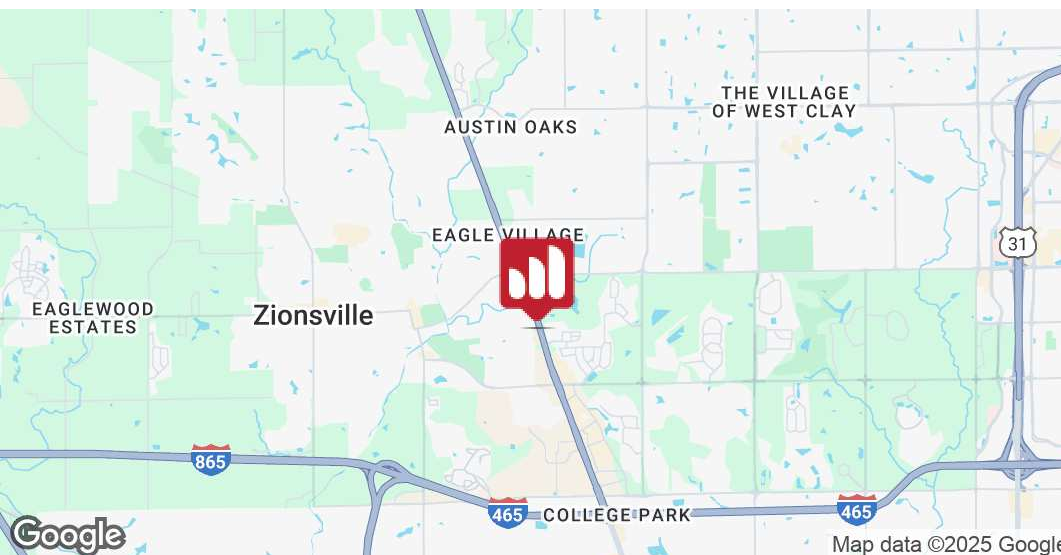
\$35.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Class A Retail in Zionsville
- Built in 2021
- Strong Tenant Base
- Located minutes from I-465

FOR LEASE

**11000
N. MICHIGAN
RD.**
Zionsville, IN 46077



MATT FERGUSON

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Zionsville, IN 46077

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PROPERTY DESCRIPTION

Presenting a premier leasing opportunity in Zionsville, IN. This Class A retail space, recently constructed in 2021, boasts a prime location with a strong tenant base & high visibility. The property's proximity to I-465 ensures convenient access for both customers & suppliers, positioning it as a compelling choice for businesses seeking optimal exposure & connectivity. With its modern design & strategic positioning, this space offers an ideal environment for retailers to thrive & capture the attention of an affluent & dynamic market.



LOCATION DESCRIPTION

Located along the highly traveled Michigan Road corridor, this property offers exceptional visibility & accessibility in one of Central Indiana's most desirable & affluent markets. Positioned just minutes from I-465, the site provides seamless connectivity to affluent Zionsville, Carmel, & northwest Indianapolis, making it an ideal location for retail, office, or service-oriented businesses. This stretch of Michigan Rd. serves as a key retail & commercial hub, attracting consistent traffic & providing strong brand exposure for tenants.

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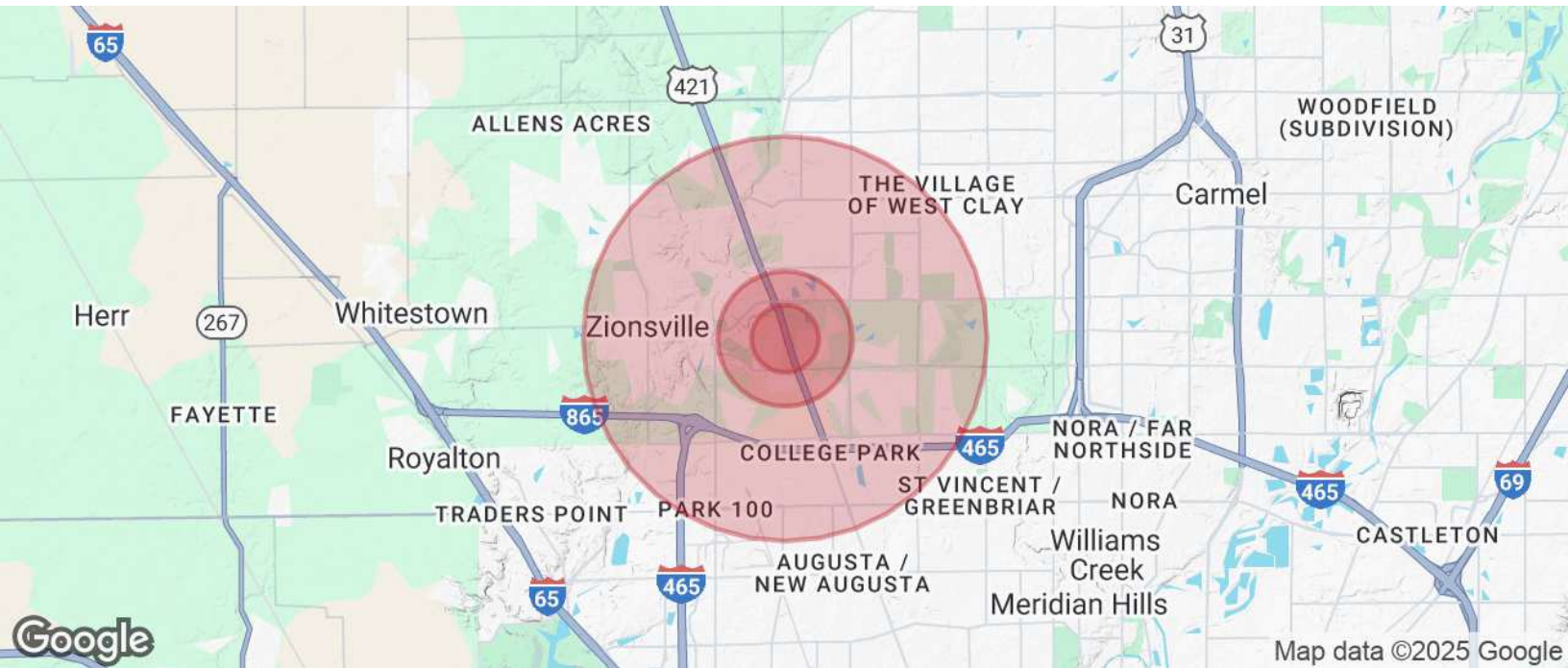
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,379	4,572	39,296
Average Age	39	40	41
Average Age (Male)	38	38	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	582	1,885	15,305
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$195,983	\$198,887	\$208,648
Average House Value	\$561,103	\$563,672	\$621,738

Demographics data derived from AlphaMap

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