



Whiteland Commons

S U.S Hwy 31 & Country Wood Dr W
Whiteland, IN 46184
For Lease



PROPERTY DESCRIPTION

- Land-Built to Suit - 1.26 - 3+ Acres, includes additional 1 acre detention pond
- Multiple Building Configuration Opportunities!
- Various Plot Plans & Lot Size Options
- Retail building of 1200 - 8,000 SF
- Convenient Ingress/Egress -U.S. 31, Tracy Rd, and Country Wood Drive
- Great Visibility from US 31
- Frontage on US 31
- Flexible with Design and Layouts. We welcome your requirements!
- High traffic count

OFFERING SUMMARY

Lease Rate:	Negotiable
Available AC:	±3 Acres
Lot Size:	4 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,141	37,227	105,649
Total Population	39,818	99,945	281,453
Average HH Income	\$101,248	\$104,881	\$107,845

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

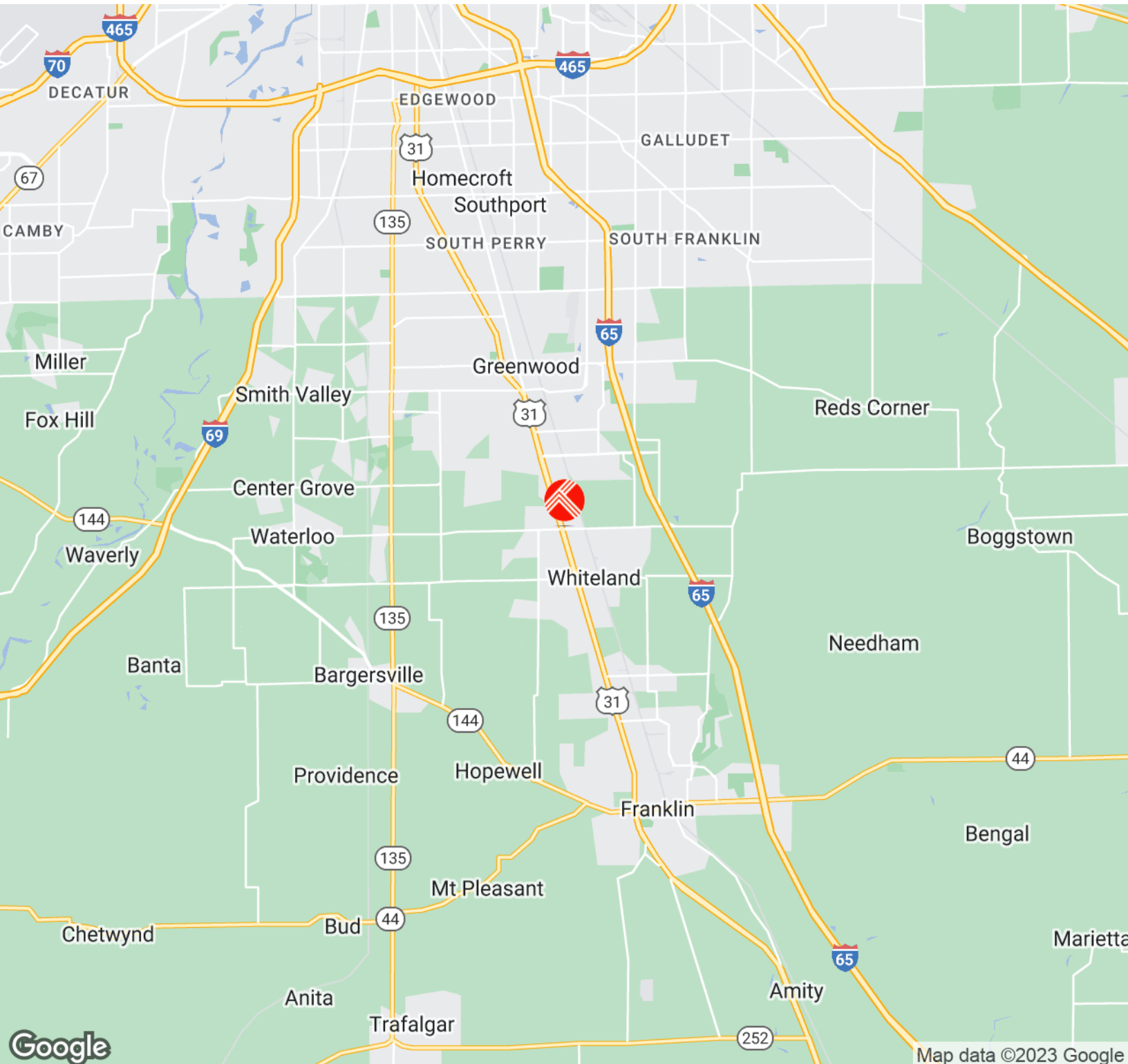
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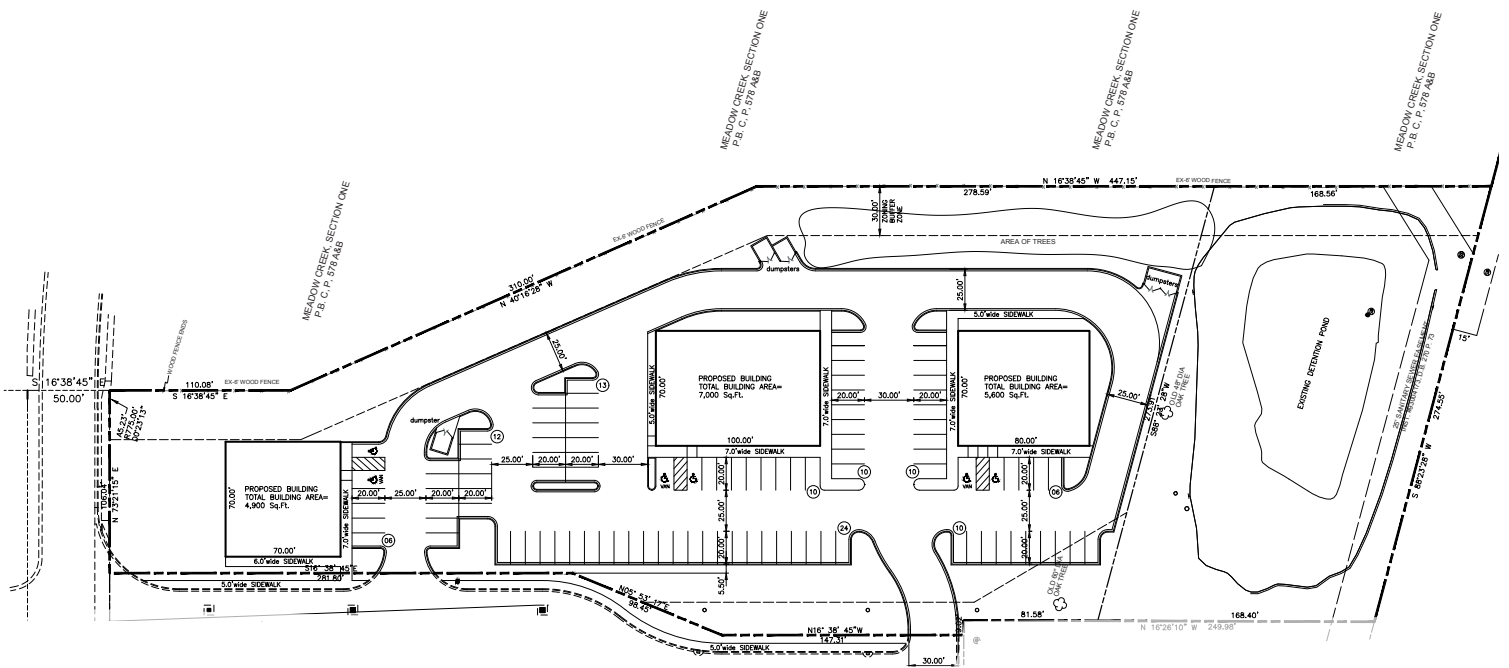
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Site Plan



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Site Plan Overlay



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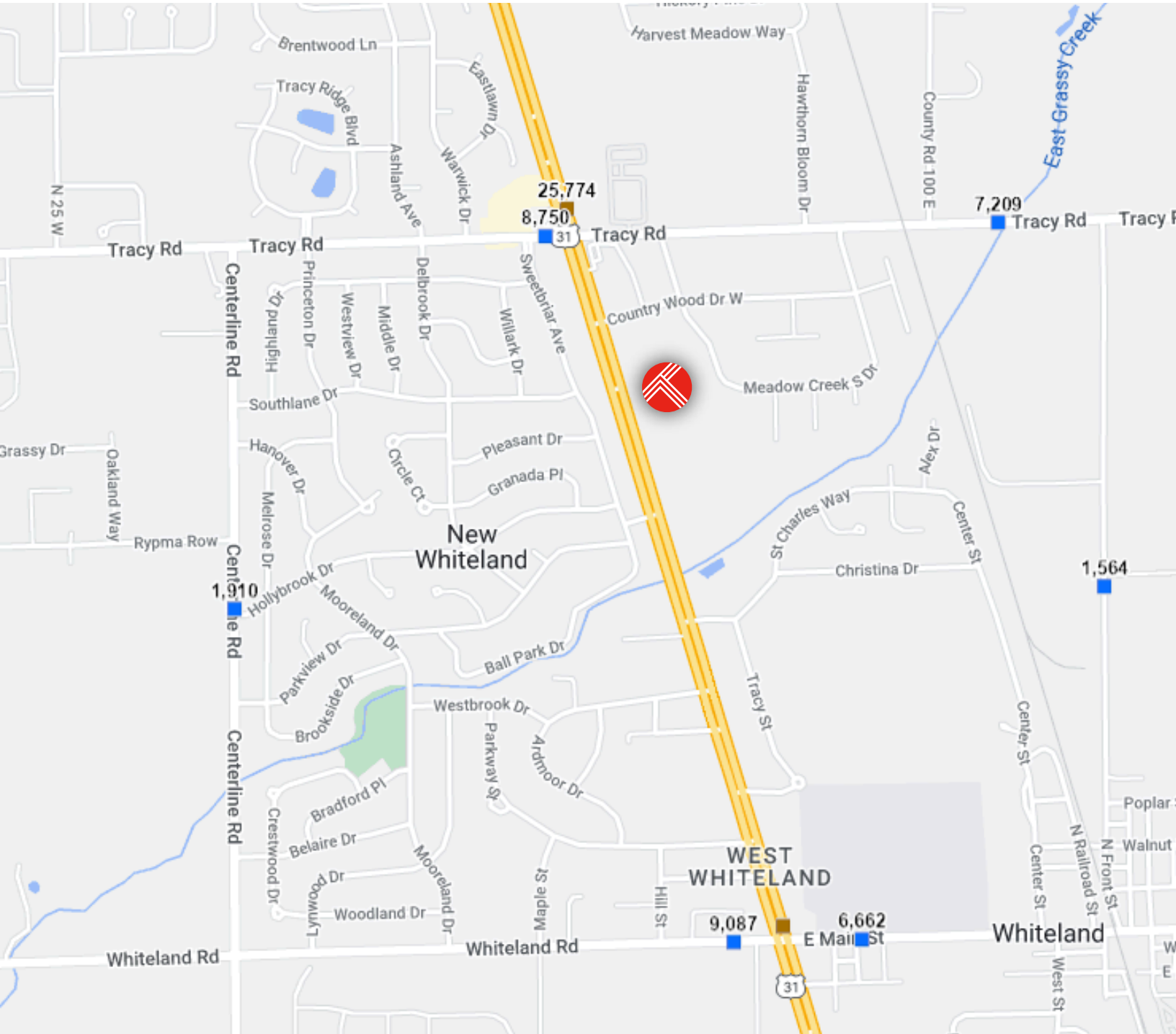


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Traffic Counts



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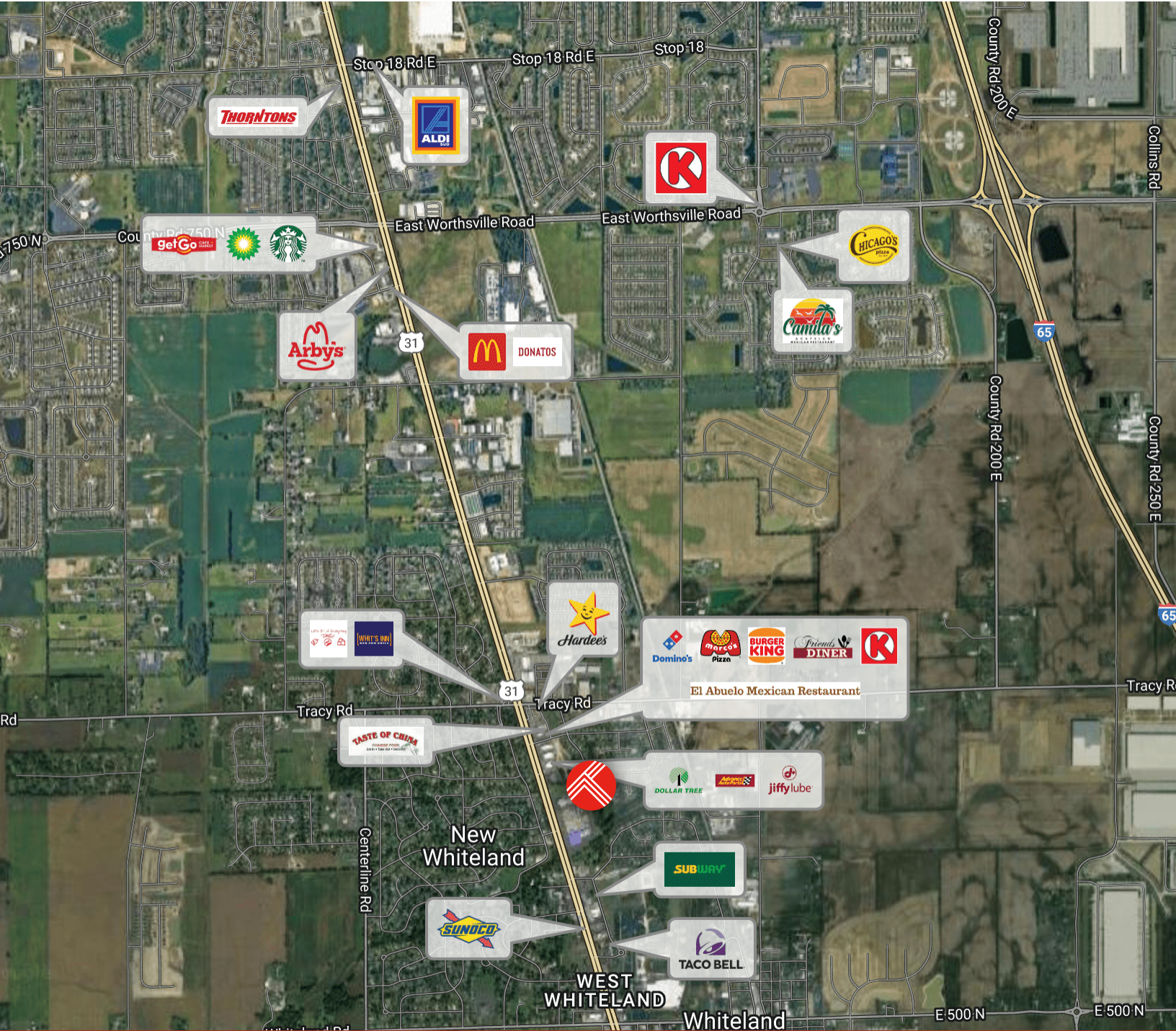
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Area Retailers



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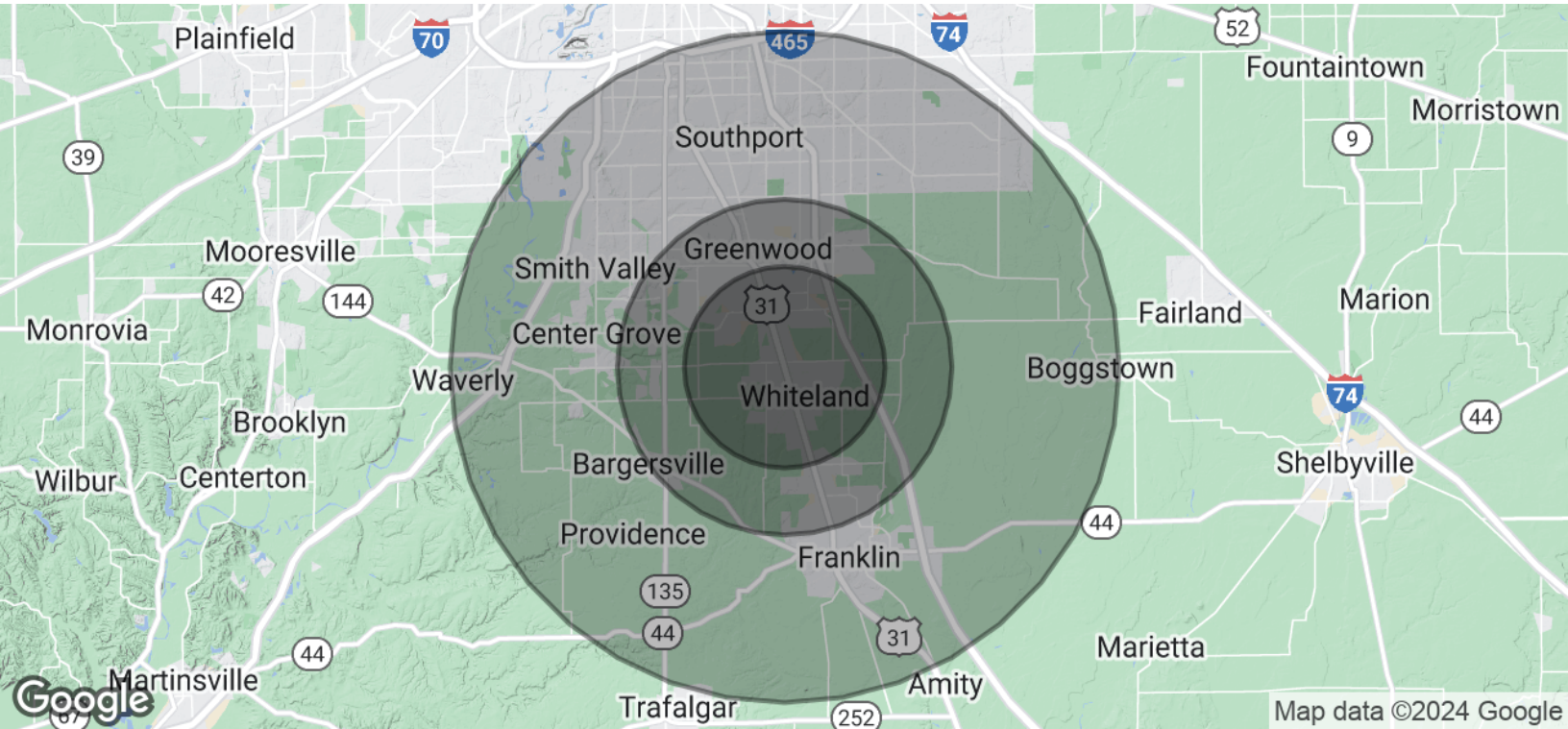
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Demographics



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	39,818	99,945	281,453
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,141	37,227	105,649
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$101,248	\$104,881	\$107,845
Average House Value	\$244,591	\$289,842	\$294,294

Demographics data derived from AlphaMap

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