

# LAND FOR SALE

## 2916 EAST MAIN ST, PLAINFIELD, IN



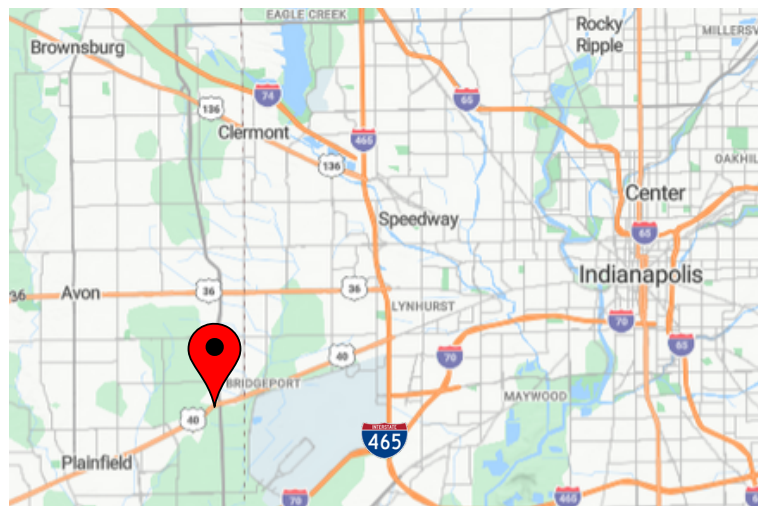
### Looking Southwest

1.46 acres of Commercial Land on Main Street (SR 40). Great Visibility with approx 115 LF SR 40 and 250 LF Station Blvd frontage. Situated in a growing area with new roads, and significant development. A superior location just 2 minutes to Ronald Reagan Parkway, Hendrick's County's main North-South corridor connecting all major transportation thoroughfares, and only 10 minutes to Indianapolis International Airport. General Commercial Zoning supports entertainment, sales, office, medical, and commercial residential uses.

<b>PRICE</b>	\$ 899,999.00
<b>LOT SIZE</b>	1.46 acres
<b>FRONTAGE</b>	SR40 115 LF Station Blvd 250 LF
<b>ZONING</b>	General Commercial

**KW COMMERCIAL**  
G2 Real Estate Group  
8555 N River Road,  
Ste. 200  
Indianapolis, IN 46240

**ROBERT BUTCHER**  
Director, Commercial Broker  
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rbutcher@g2reg.com  
IN #RB18000445



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**POINT OF INTEREST MAP**

**ALLPOINTS MIDWEST**

- Amazon
- C.H Robinson
- Campbell
- Integrated Distribution Services
- Ingram Micro/Brightpoint
- Kohl's
- Regal Beloit
- Ryder
- Tempur Sealy
- thyssenkrupp
- Wabtec Corp.
- Walmart

**Property For Sale  
2916 East Main St**

**INDIANAPOLIS INTERNATIONAL AIRPORT**

**Vandalia Trail**

- part of Indiana's National Road Heritage Trail- a 150mile continuous system of multi-use trails that spans the state
- designed for bicyclists, pedestrians, and in some areas, equestrians

**LEGEND**

- = Hotel/Motel
- = Trail

**Hobbs Station Development**

**Perry Crossing**

- XGolf
- Old Navy
- JCPenny
- Victoria Secret
- DSW
- Dick's Sporting Goods
- Stone Creek Dining
- Barnes & Nobles
- Bru Burger Bar

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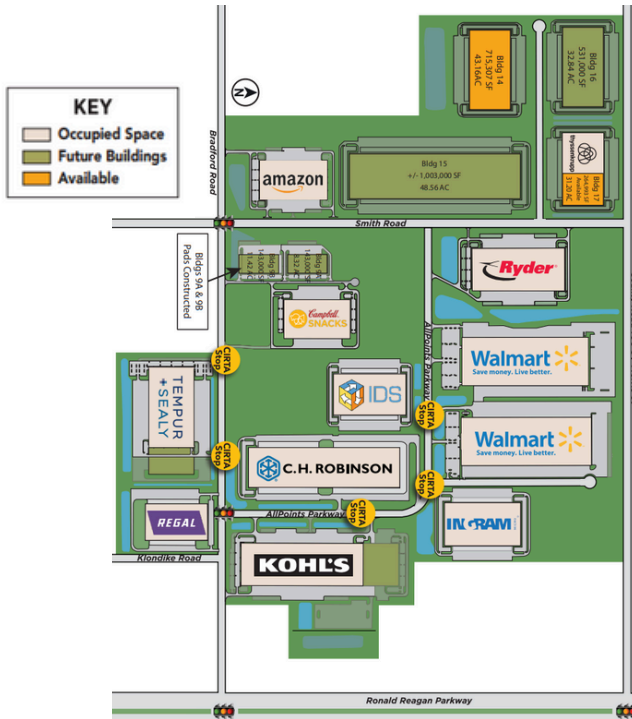
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- Premier modern bulk distribution parks in the Midwest
- 950 Acres
- 13 million SF of modern bulk distribution space
- Unparalleled intermodal transportation opportunities
- \$466 million in new development and infrastructure

-Since 1989 Wholesale vehicle and auction solutions for professional car buyers and sellers.



**Hobbs Station Development**

- 240 single family homes
- 650 multi-family residences
- 120 senior-housing residences
- 70,000 SF of neighborhood retail/restaurants
- 540,000 SF of logistics space
- 200,000 SF of Build-to-Suit office space

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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

## 2916 EAST MAIN ST, PLAINFIELD, IN



### AERIAL PHOTO



### Looking East

### DEMOGRAPHICS

Income	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Median	\$49,643	\$50,661	\$55,635	Total Units	1,131	10,434	44,961
< \$15,000	96	666	2,825	Occupied	1,031	9,742	41,702
\$15,000-\$24,999	100	806	3,880	Owner Occupied	548	7,066	30,291
\$25,000-\$34,999	184	1,114	4,423	Renter Occupied	483	2,676	11,411
\$35,000-\$49,999	231	1,764	7,007	Vacant	100	692	3,259
\$50,000-\$74,999	305	2,228	9,039				
\$75,000-\$99,999	159	1,514	6,832	<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
\$100,000-\$149,999	65	1,442	6,458	Ages 0-14	929	5,910	26,003
\$150,000-\$199,999	26	340	1,345	Ages 15-24	581	4,266	17,854
> \$200,000	N/A	132	815	Ages 25-54	1,377	9,927	44,852
				Ages 55-64	284	3,197	13,373
<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	Ages 65+	249	4,177	16,060
Male	1,638	13,648	60,468				
Female	1,782	13,829	57,674				
Total Population	3,420	27,477	118,142				

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