



Gateway Shoppes

2250 N. Hugar L Phelps Dr.
Greenfield, IN 46140



Property Overview

Join the new \$460 million Gateway Campus development just south of I-70. Newly constructed Gateway Lab, Starbucks, McDonald's, and Aging in Place Residences at the site. Heavy daytime population and traffic volume with fast growing businesses and residential areas. Upcoming developments consist of Home2 by Hilton Garden Inn, which will have 26,000 SF of event space, The Hancock Regional Hospital, Medical Office Buildings, and 1,100 Multi-Family units.

- **Lot 1 offers a multi-tenant space for lease with 9,600 SF that is divisible.**

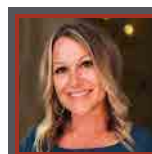
Property Highlights:

- Minutes from I-70
- Excellent Visibility on both Mount Comfort Rd and I-70
- New Hancock County Hospital Campus Under Construction
- High Concentration of Industrial distribution

OFFERING SUMMARY

Lease Rate:	Contact Broker
Lot 1 Building Size:	9,600 SF Available

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	246	33,987	153,800
Total Population	622	81,480	357,675
Average HH Income	\$103,434	\$64,025	\$74,388



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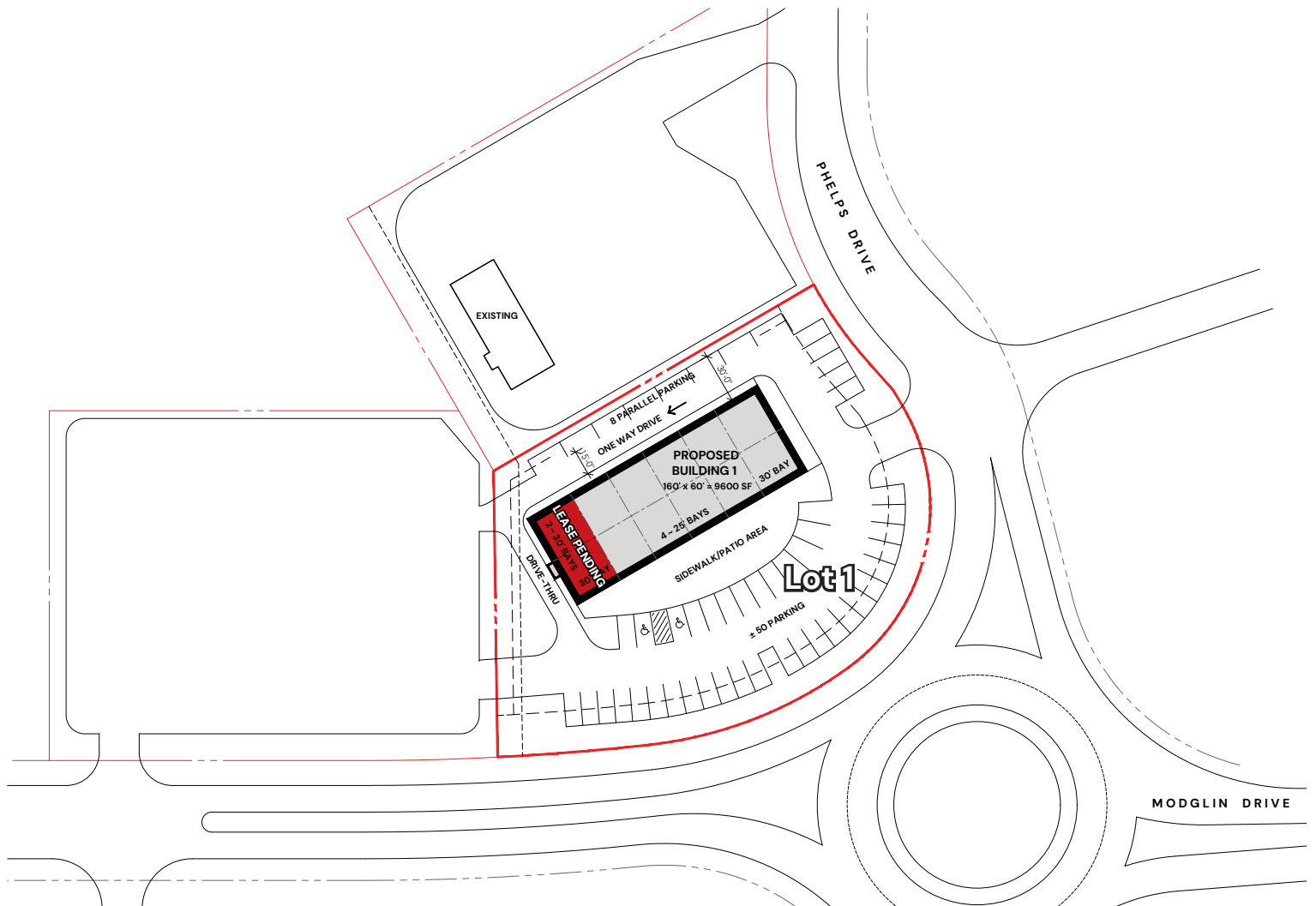




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Conceptual Site Plan





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Hancock Gateway Park

A Planned Unit Development Mixed Use Community





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Looking West



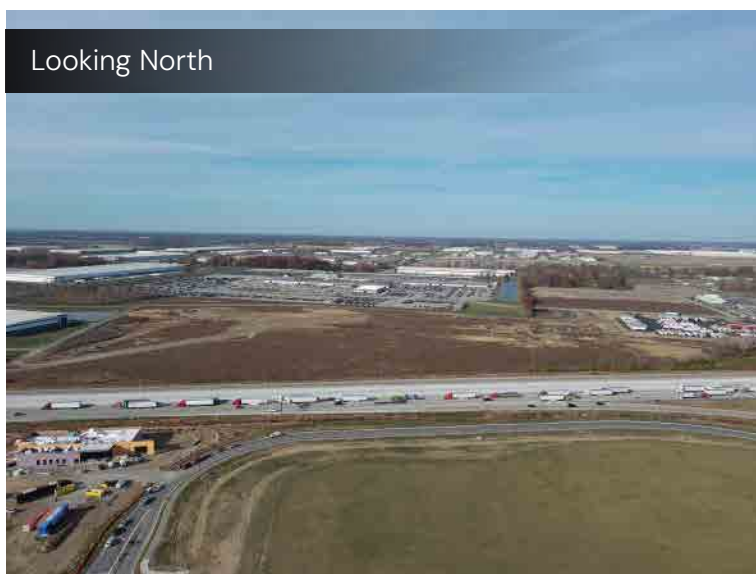
Looking South



Looking East



Looking North





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Gateway Apartments | Multi-Family Developments

Riley Crossing is a \$300 million, 60 acre, 1200 unit mixed use complex located in Hancock Gateway Park, near the Indianapolis Regional Airport in Greenfield, IN. Riley Crossing will bring a total of $\pm 1,200$ multi-family units, just west of the site.

Phase 1 occupancy will be fall 2024. This will be the first of four planned residential communities at Hancock Gateway Park. Riley Crossing will have a mix of high-end apartments with ground-floor retail and townhomes with direct access garages.



Randall Residence at Gateway Village | Aging in Place Campus

Randall Residence is an "aging-in-place" campus, consisting of 167 units comprised of independent and assisted living units promoting residents to remain independent and active longer. In some cases where memory care becomes necessary, Randall Residence has managed memory care units allowing the transition to occur with the least disruption to the residents routine.

The curated amenities at Randall Residence includes an on-site Redenbacher Theater, a salon, and a White River Bistro.



The Gateway Hancock Health Clinic

The Gateway Hancock Health Clinic is a 43,257 SF clinic that offers Diagnostic Imaging, Labs and Screenings, and Occupational Health. The Gateway Hancock Health Clinic is 1 part of a 3 phase development that will accompany the Hancock Regional Hospital, which is a future development. The Gateway Hancock Health Clinic was completed in 2019.



The Hilton Garden Inn and Home2 Suites by Hilton

The Hilton Garden Inn Homes 2 Suite will be a 5-story dual brand hotel that will break ground in 2024. The Hilton Garden Inn will bring $\pm 26,000$ SF of Event, Banquet, and Conference Space that will host weddings, business, and athletic events. The Hilton will also house 100 rooms.

The Home2 Suites by Hilton hotel will be attached to the west of The Hilton Garden Inn, bringing an additional 84 suites to the Hancock Gateway Park.

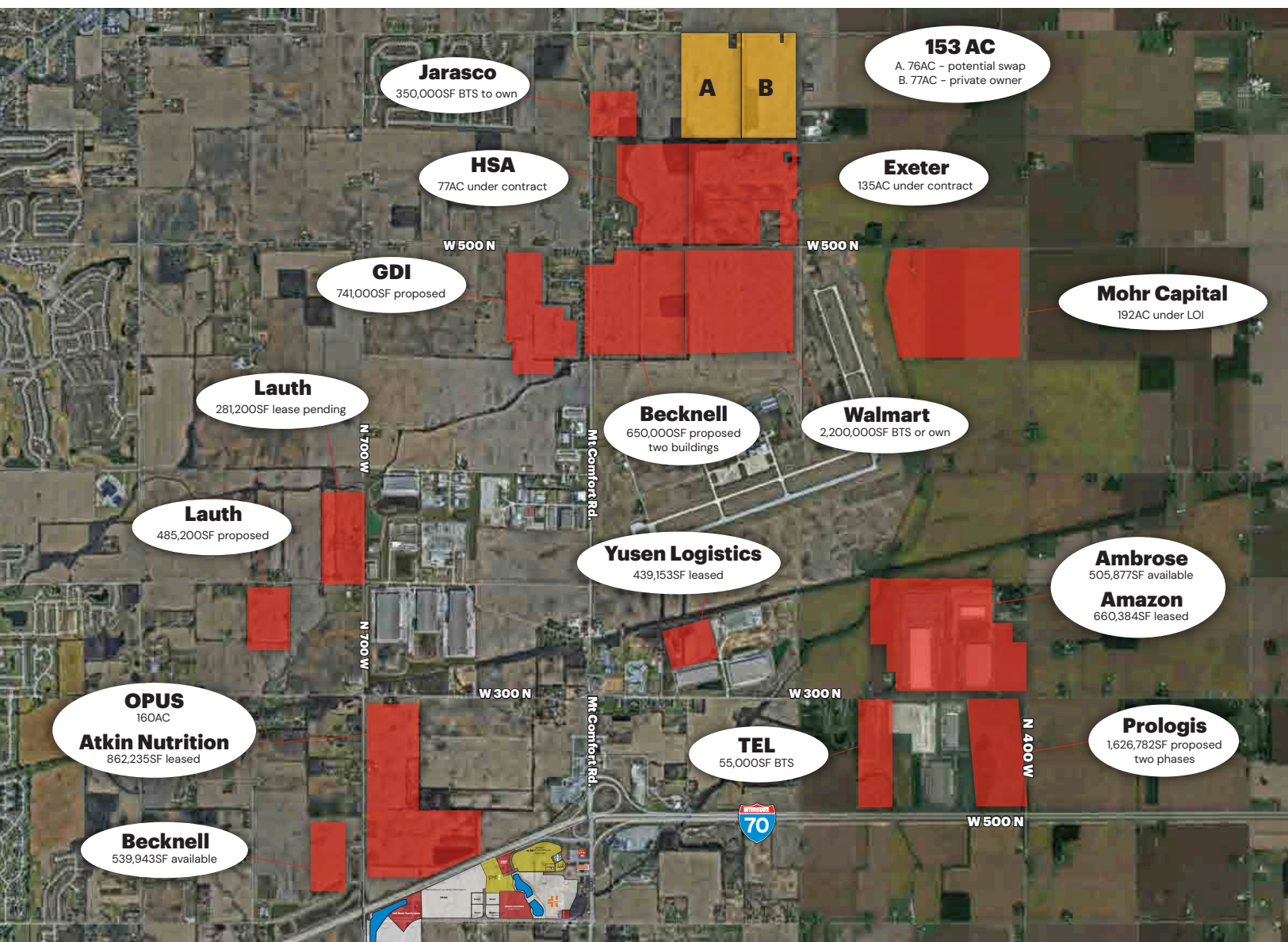




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Surrounding Businesses



More than 4,500+ employees at companies in Mt. Comfort.

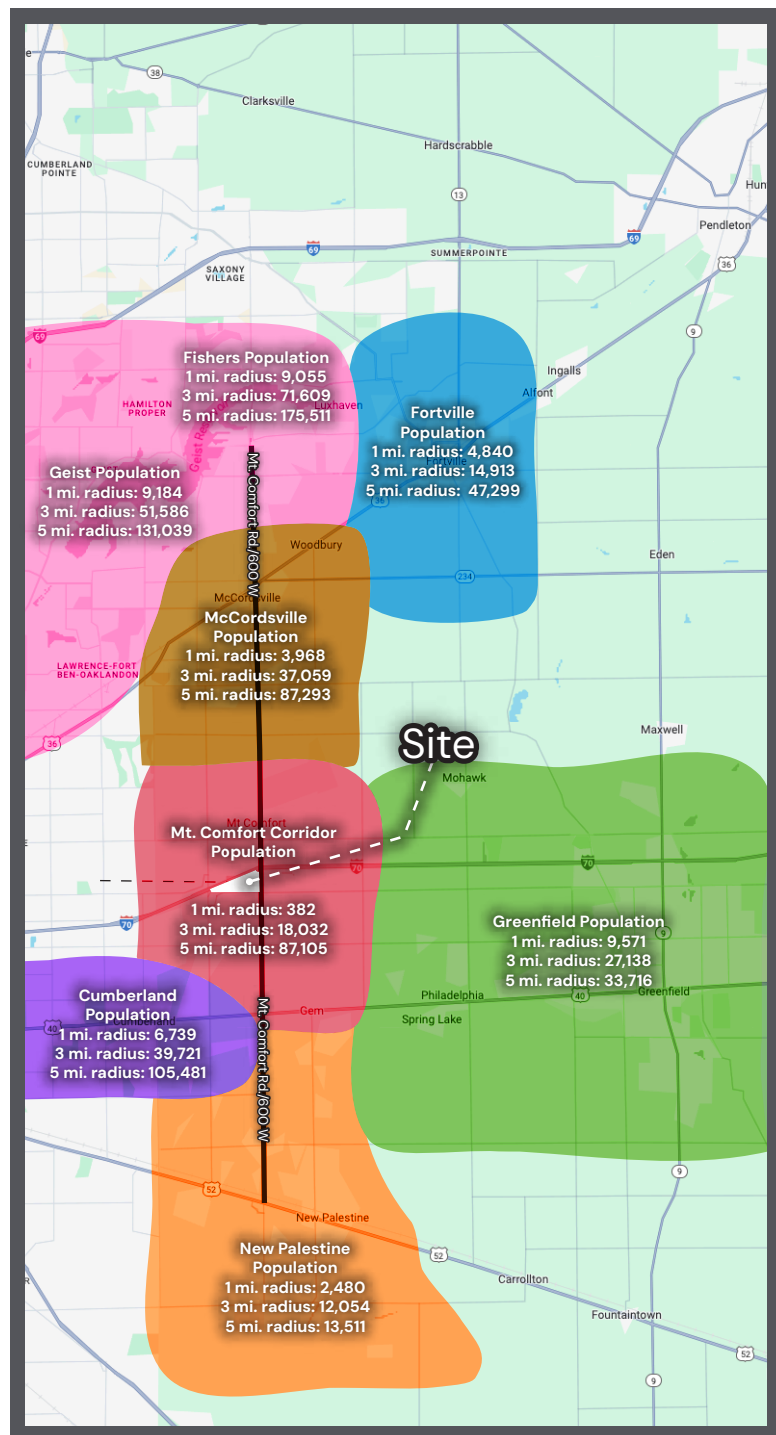




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Surrounding Businesses Along the Mount Comfort Corridor



Mt. Comfort

1. Gateway Clinic
2. Randall Residence
3. Riley Crossing - Phase 1
4. Hilton Garden Inn/ Home 2 Suites/ Hancock Conference Ctr
5. Hancock Regional Hospital ('25)
6. Indianapolis Regional Airport
7. Starbucks
8. Taco Bell
9. McDonalds
10. Zigg's Coffee
11. Wendy's
12. Pilot Travel Center
13. Subway
14. Jersey Mike's
15. Burger King
16. Speedway
17. Ranchera Bar and Grill
18. Camping World
19. Carvana
20. TJ Maxx Distribution Ctr
21. Quest International
22. Aylo Logistics
23. Amazon Warehouse
24. Brybelly
25. Allegion
26. Roadtex
27. Spectra Premium
28. Yousen Logistics
29. Walmart Distribution Ctr
30. Early Learning Marketplace
31. Formica
32. Winding Ridge GC

Cumberland

33. Target
34. Great Clips
35. Starbucks
36. Crew Carwash
37. El Jarpeo
38. McAlister's Deli
39. Best Buy
40. Walmart
41. Meijer
42. Aldi
43. Culver's
44. Autozone
45. Morningstar GC
46. AMC
47. Pizza King
48. Discount Tire
49. Kroger
50. Chick-fil-a
51. Everything Bundt Cake
52. Pana
53. Dunkin
54. Steak n' Shake
55. Arby's
56. Five Below
57. Jiffy Lube
58. Culver's
59. Bell Tire
60. Planet Fitness
61. Donatos
62. Marshalls
63. Dairy Queen

Geist/Fishers

64. Wolfies Grill
65. Dairy Queen
66. Ironwood GC
67. Kroger
68. Ale Emporium
69. Foxgarden Family Kitchen
70. Great Lakes Ace
71. Buffalo Wild Wings
72. Valvoline
73. Subway
74. Goodfellas Pizza
75. Daniel's Vinyard
76. Murphy's Craft House
77. Lincoln Square
78. Sports Clips
79. Chase
80. The Hawthornes GC
81. Puccini's
82. Taco Bell
83. CR Heros
84. Papa Johns

McCordsville

85. Aldi
86. White Castle
87. Penn Station
88. Applebee's
89. Walmart
90. Thorntons
91. Wendy's
92. Starbucks
93. Big O Tires
94. Goodwill Store
95. Meijer & Meijer Gas
96. Starbucks
97. Verizon
98. Great Clips
99. Noble Romans
100. Steak n Shake
101. Kroger & Kroger Fuel
102. Jiffy Lube
103. Walgreens
104. BP
105. T Mobile
106. Kohl's
107. McDonalds
108. Arby's
109. Burger King
110. Taco Bell
111. China Wok
112. Whiskey Business
113. O'Reilly Auto Parts
114. Family Leisure
115. Los Agaves
116. The Grill
117. Culver's
118. CVS
119. Trax BBQ
120. Kinsey's Italian Café

Fortville

121. Scooter's Coffee
122. Taxman Brewing
123. Foxgarden
124. Denver's Garage
125. CVS
126. Subway
127. Speedway

Greenfield

128. Cracker Barrel
129. Holiday Inn Express
130. Speedway
131. Elanco
132. Hardee's
133. Culver's
134. Buffalo Wild Wings
135. Applebee's
136. Crew Car Wash
137. Penn Station
138. Planet Fitness
139. Mattress Firm
140. Papa Murphy's
141. Chick -fil-A
142. The Home Depot
143. Kohls
144. Crown Liquors
145. Starbucks
146. Steak n' Shake
147. PetSmart
148. Panera
149. Walmart
150. Kroger
151. McDonald's
152. Firehouse Subs
153. Taco Bell
154. Wendy's
155. KFC
156. Burger King
157. Jack's Donuts
158. Verizon
159. McAlister's Deli
160. Lincoln Square
161. Pizza King
162. Tour of Italy Café
163. Los Vasqueros Mexican

New Palestine

164. Frosty Boy
165. Smokin' Barrel BBQ
166. Mozzi's Pizza
167. Potstickers
168. Autozone
169. CVS
170. McDonalds
171. Taco Bell
172. Tony D's
173. Starbucks
174. Jiffy Lube
175. Needlers
176. Pizza Hut
177. Anytime Fitness
178. Hancock Wellness Ctr
179. Walker Ace Hardware
180. Gettinger's
181. Elite Beverages
182. Woodland Terrace
183. Ashton Acres (Coming Soon)





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Market Demands for the Mount Comfort Corridor

Housing Demands

Based on current residential building trends, the Mt. Comfort (N 600 W) corridor has an estimated demand for 8,761 new units over the next ten years. Based on projected regional housing trends, demand for multi-family development can be estimated. For this reason, it is estimated that the corridor will need 5,870 single-family and 2,891 multi-family units over the next ten years. In addition, future/current job growth will also create demand that is not accounted for based on current building and population trends.

Overall Strengths

One of the most prevalent themes described was the growth occurring along the Mount Comfort Corridor. The Mount Comfort Corridor is one of the fastest growing regions in the state of Indiana. The Mount Comfort Corridor is a major north and south thoroughfare in western Hancock County and has recently evolved due to growth that occurred over the last 20 years. In addition to growth, other strengths were rooted in community assets and agricultural heritage. Schools near the county are rated highly, which is an additional draw for residential development.

Demographic and Housing Trends

Both the County and the Corridor saw substantial growth between 2000 and 2010, with the Corridor population increasing at an annual rate of 4.63%. The Corridor is set to continue trends that outpace regional and national annual population growth, through 2030. The project population in the Corridor will increase to 38,333 in 2025 at an annual rate of 3.36%, with the population reach 46,240 by 2030 at an annual population increase of 4.12%.

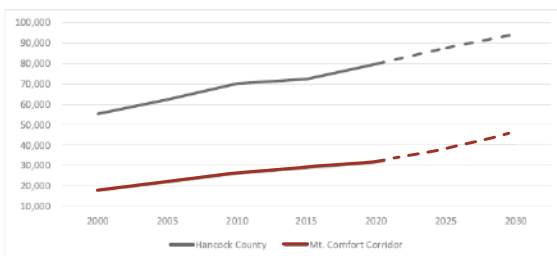
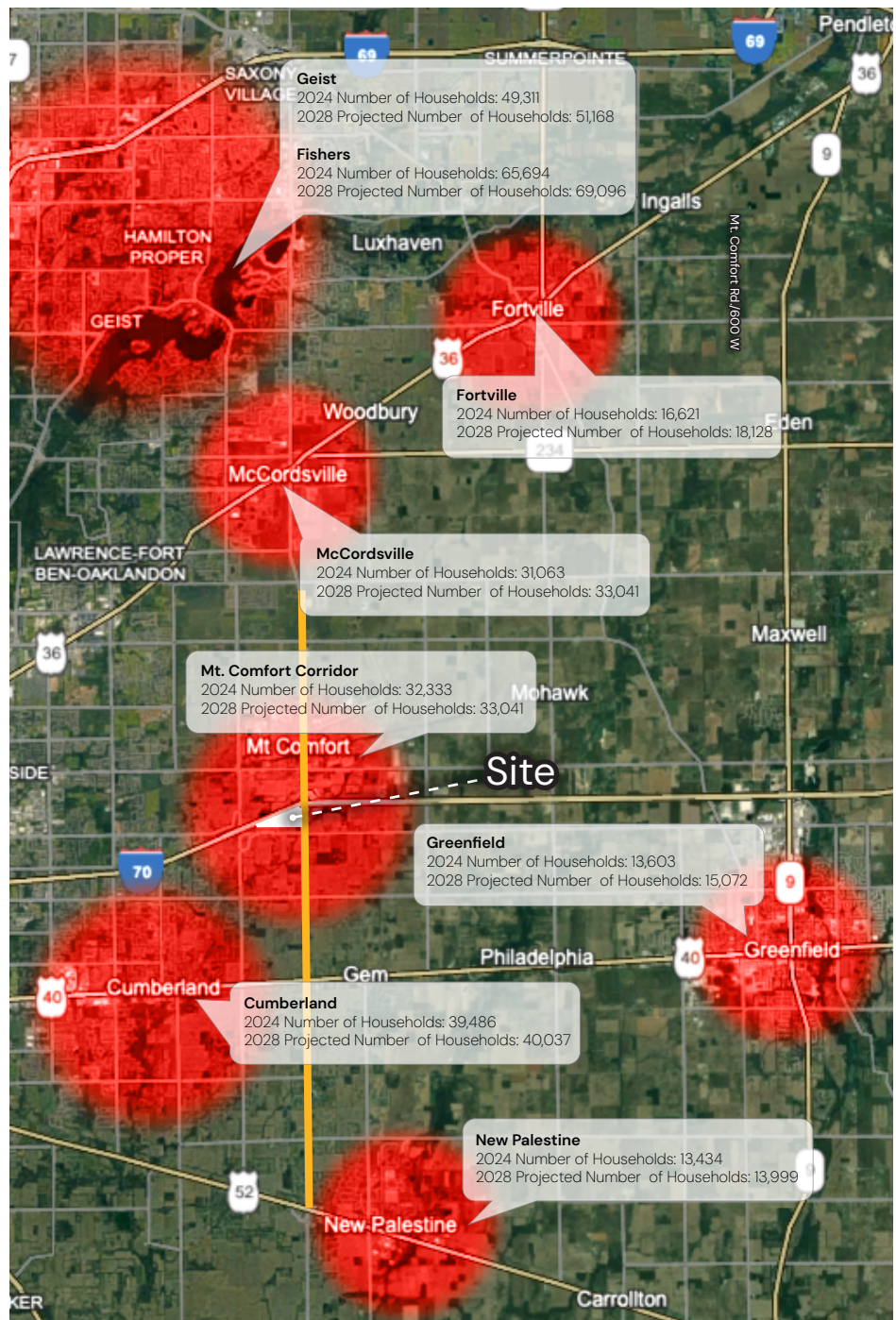


Exhibit 5: Mt. Comfort Corridor and Hancock County Population Growth and Projects



Housing demographic data derived from CoStar.

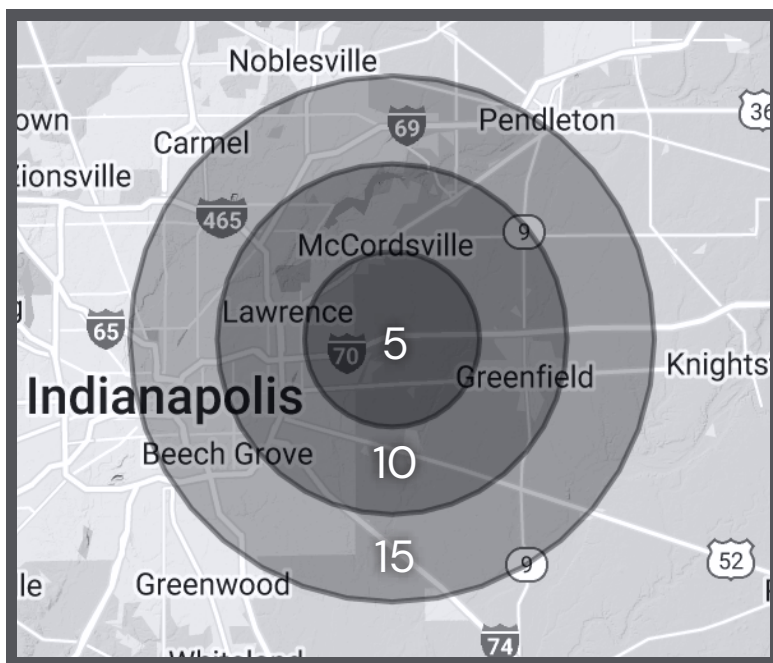




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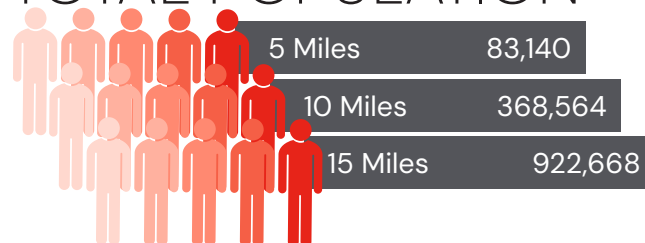
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Demographics



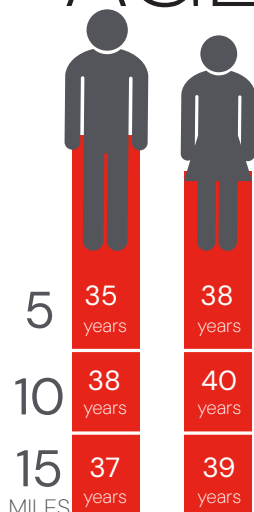
Demographics data derived from AlphaMap

TOTAL POPULATION



TOTAL HOUSEHOLDS

AVG AGE



5 Miles	\$86,879
10 Mile	\$105,702
15 Mile	\$106,053

Average House Value



of Persons Per Household

5 Miles	10 Miles	15 Miles
2.7	2.6	2.5

