



**Mt. Comfort Shops  
3097 N. Mt. Comfort Rd.  
Greenfield, IN 46140**



**OFFERING SUMMARY**

Sale Price:	\$1,750,000
Lot Size:	3.8 AC
Zoning:	B-1
Submarket:	Hancock County

**A new multi-tenant development project**

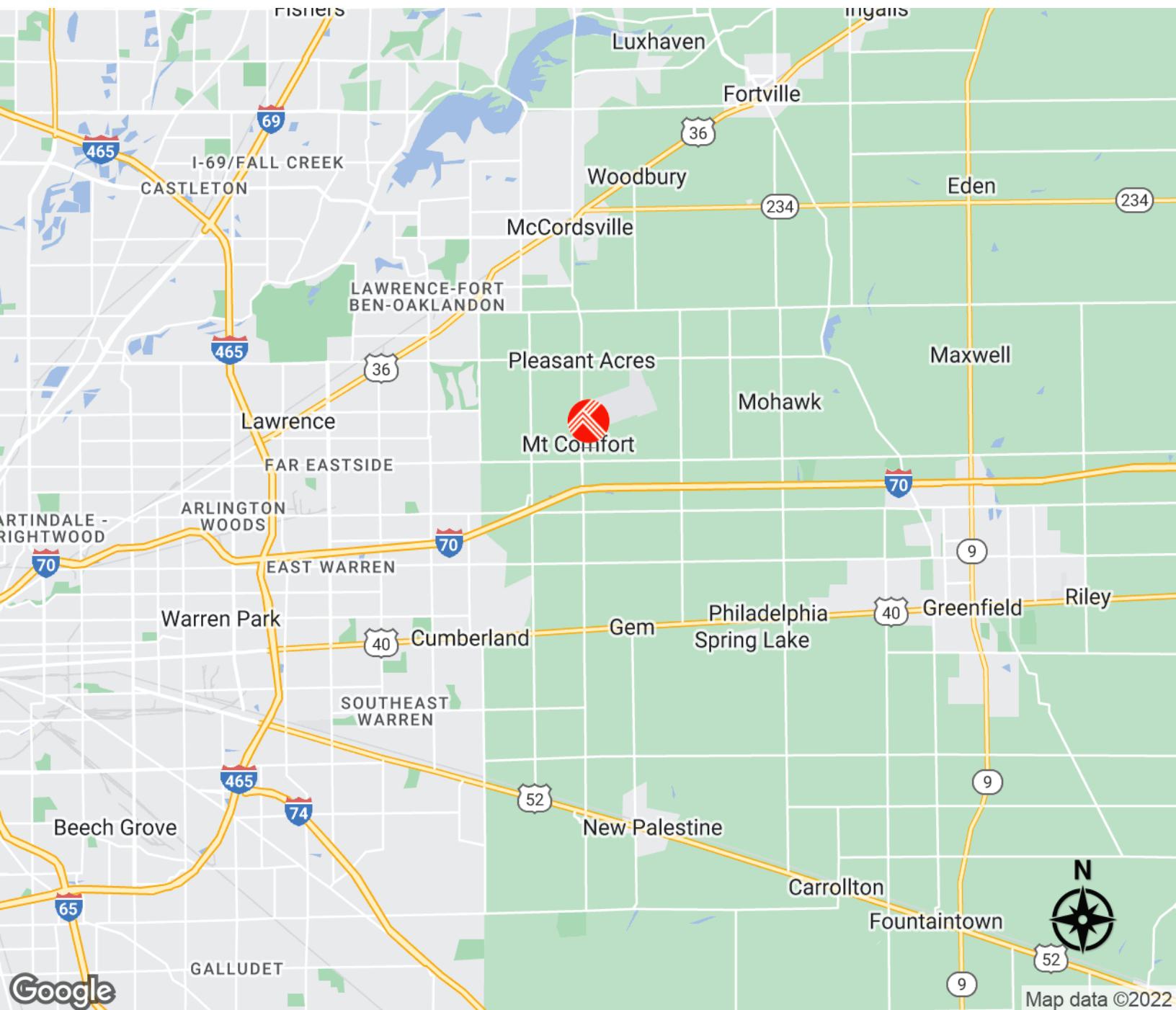
- NEC of Mt. Comfort Rd & CR 300N Roundabout / Just North of I-70
- Roundabout Completed as part of the Mt. Comfort Corridor
- Restaurant, Fast Casual, Dining, Medical, and Corporate Offices
- Property is Divisible
- Many Design and Layout options available
- 35+ years of development experience
- Walmart to be open for Christmas 2022
- Corporate neighbors include Reebok, Adidas, Formica, & Caterpillar
- Fast growing business and residential area
- Mt. Comfort Road is being developed as a Connector Road
- Fast growing business and residential area
- CARVANA doubling its workforce from 150 to 300 Employees
- New Hancock County Hospital Campus Under Construction
- Next to Mt. Comfort Air Park – 160 acres Master Planned Business Park
- Designated as a Shovel Ready Property by the State of Indiana
- Excellent Visibility\* Easy Ingress and Egress from 2 Entry Points
- Great access to anywhere on the East side of Indianapolis
- Proposed tunnel project with the freight lines in McCordsville (approximately 5-6 years out at least) will alleviate traffic congestion and improve traffic counts
- There will also be 3 residential developments going under construction totaling 1,000 units.
- For the Town Center, 90 Acres of the 130 Acres are under contract and will be fully executed in 15-30 days. One of the mixed use projects, which is 40 acres, will have approximately 200 apartments and 13,000-15,000 sf of retail. Phase 1 of that began Spring 2022.





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Area Map



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**FOR SALE**



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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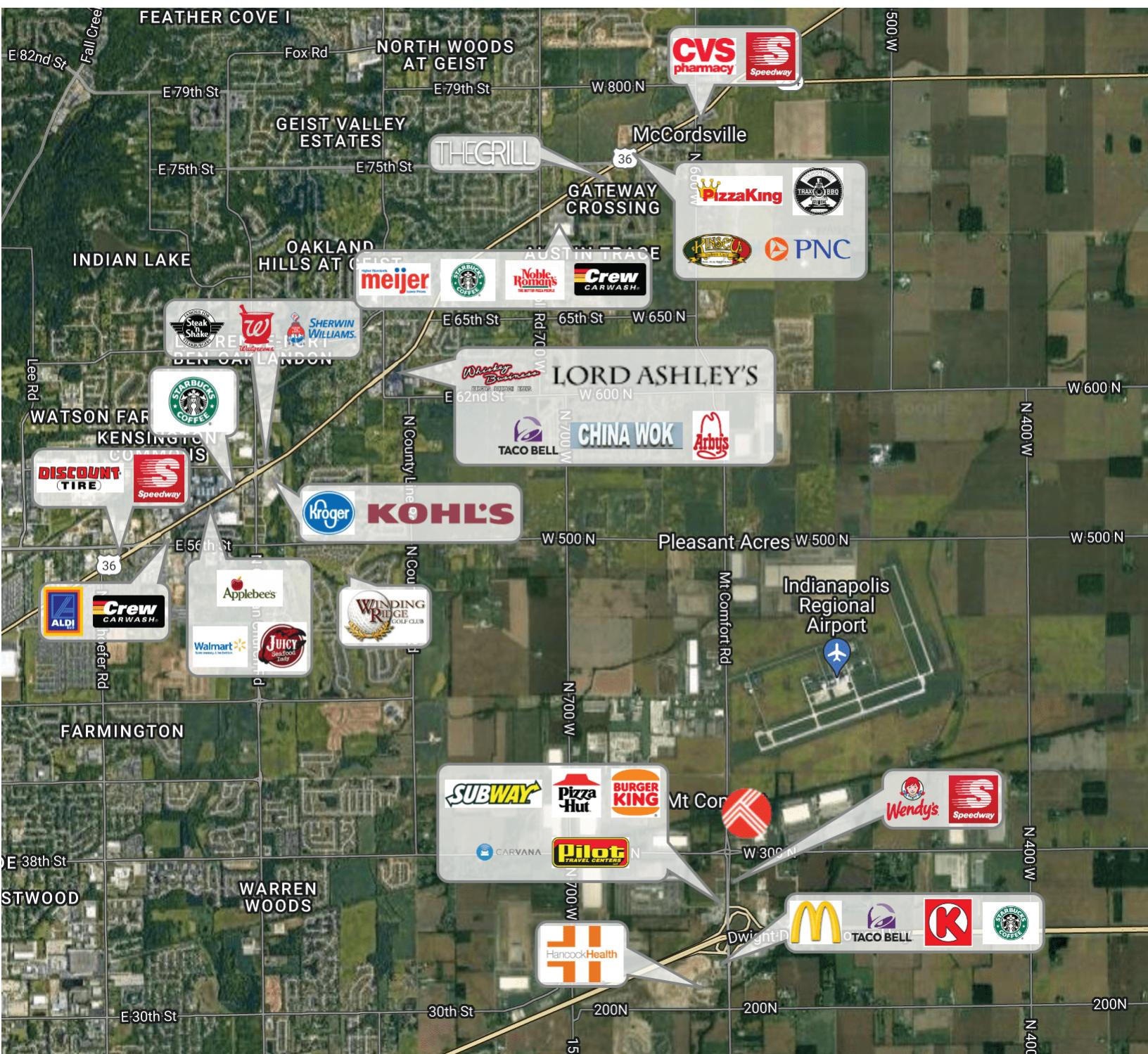




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## Area Retailers



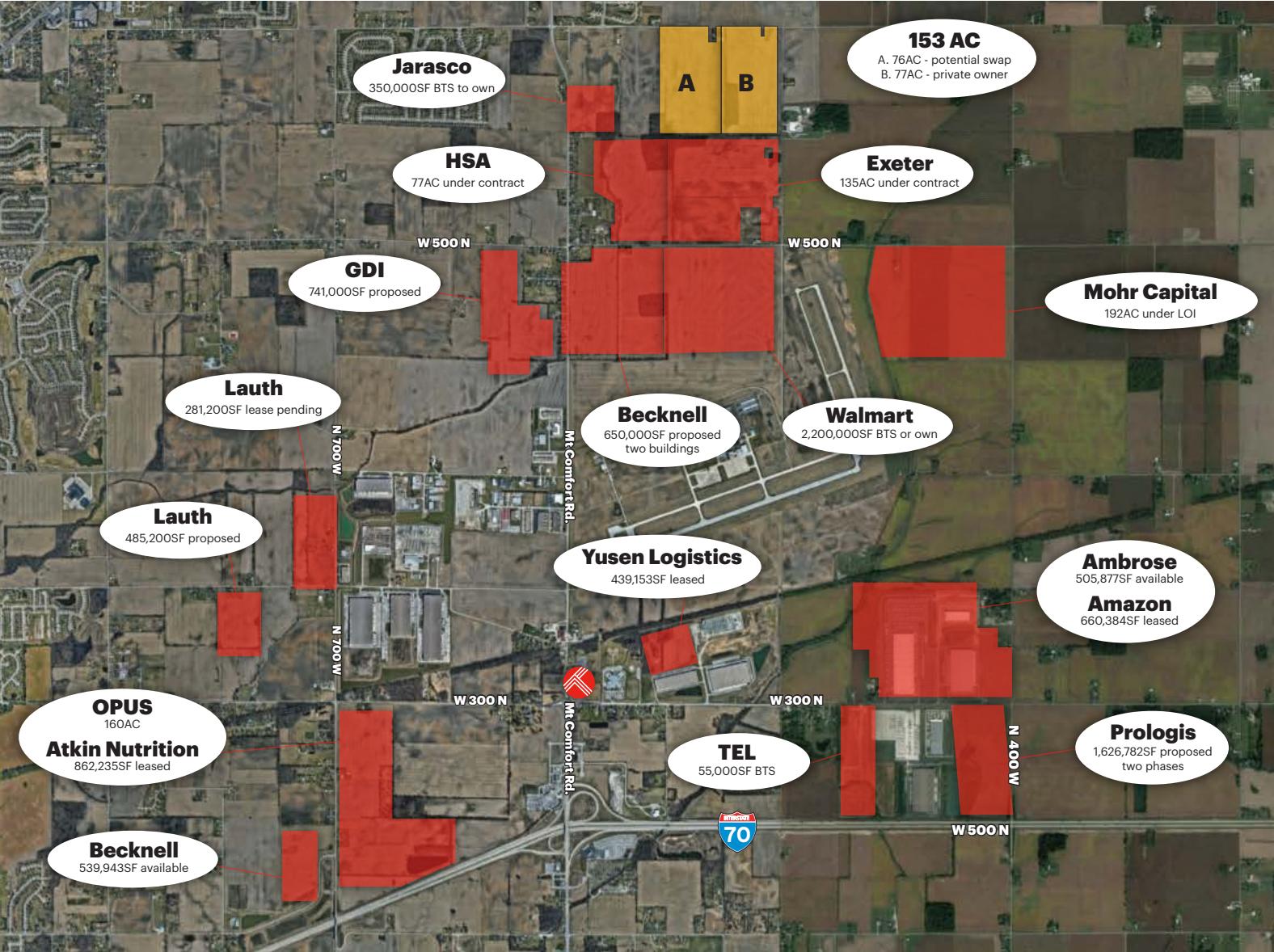


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*Road improvements to Mt. Comfort road from 300N to be completed by the end of 2022*



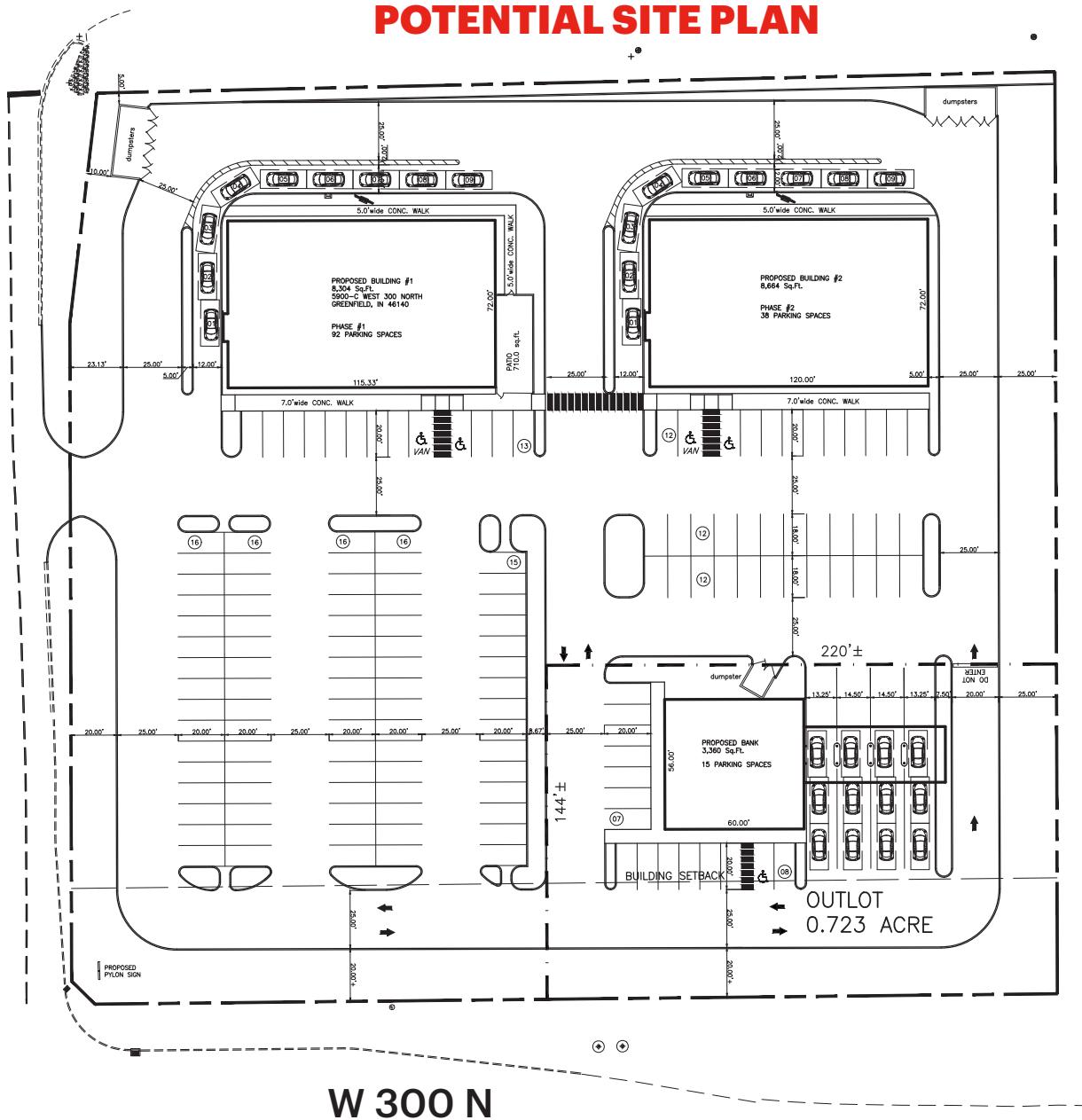


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Site Plan

TO MT. COMFORT RD.

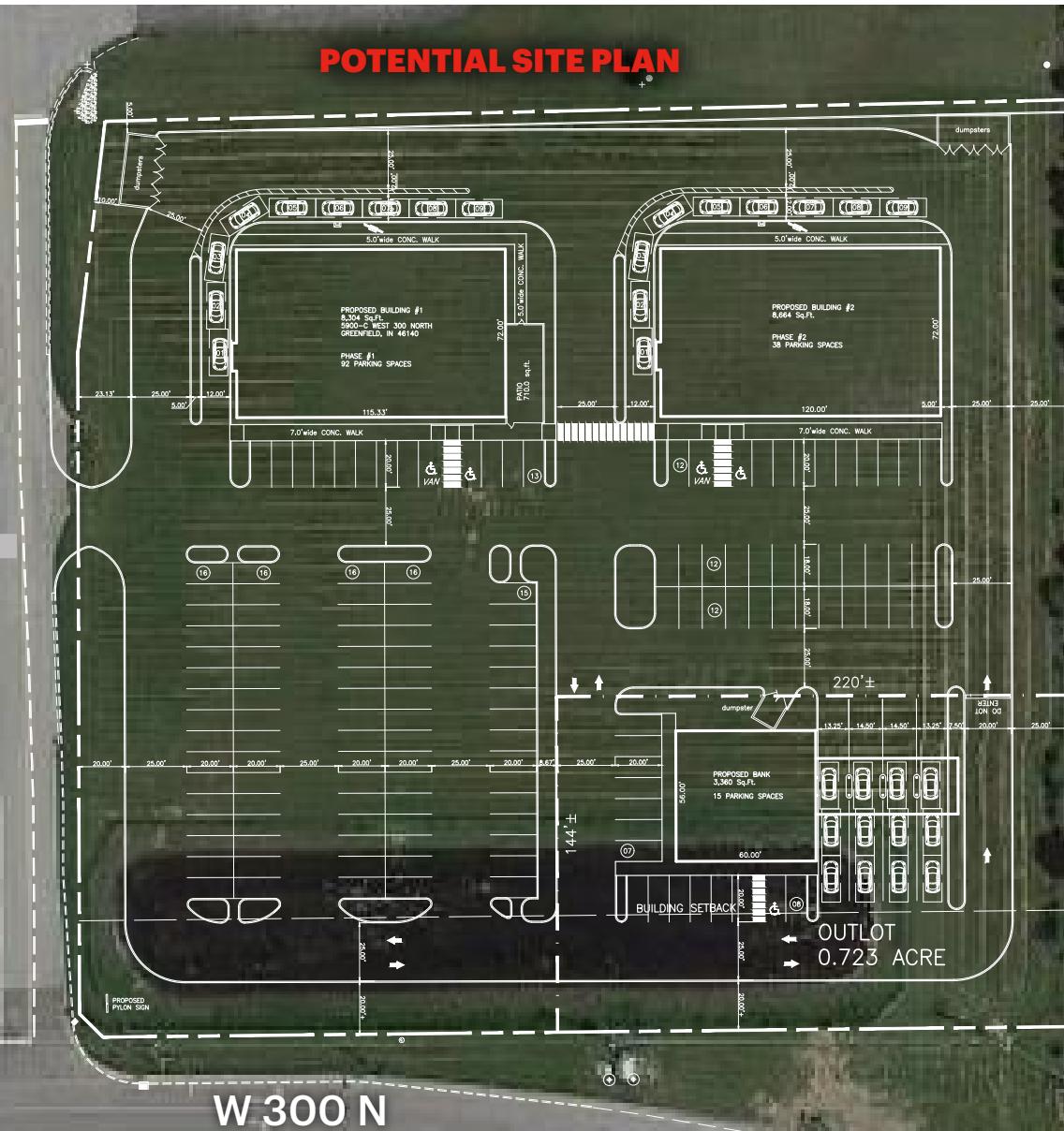
**POTENTIAL SITE PLAN**





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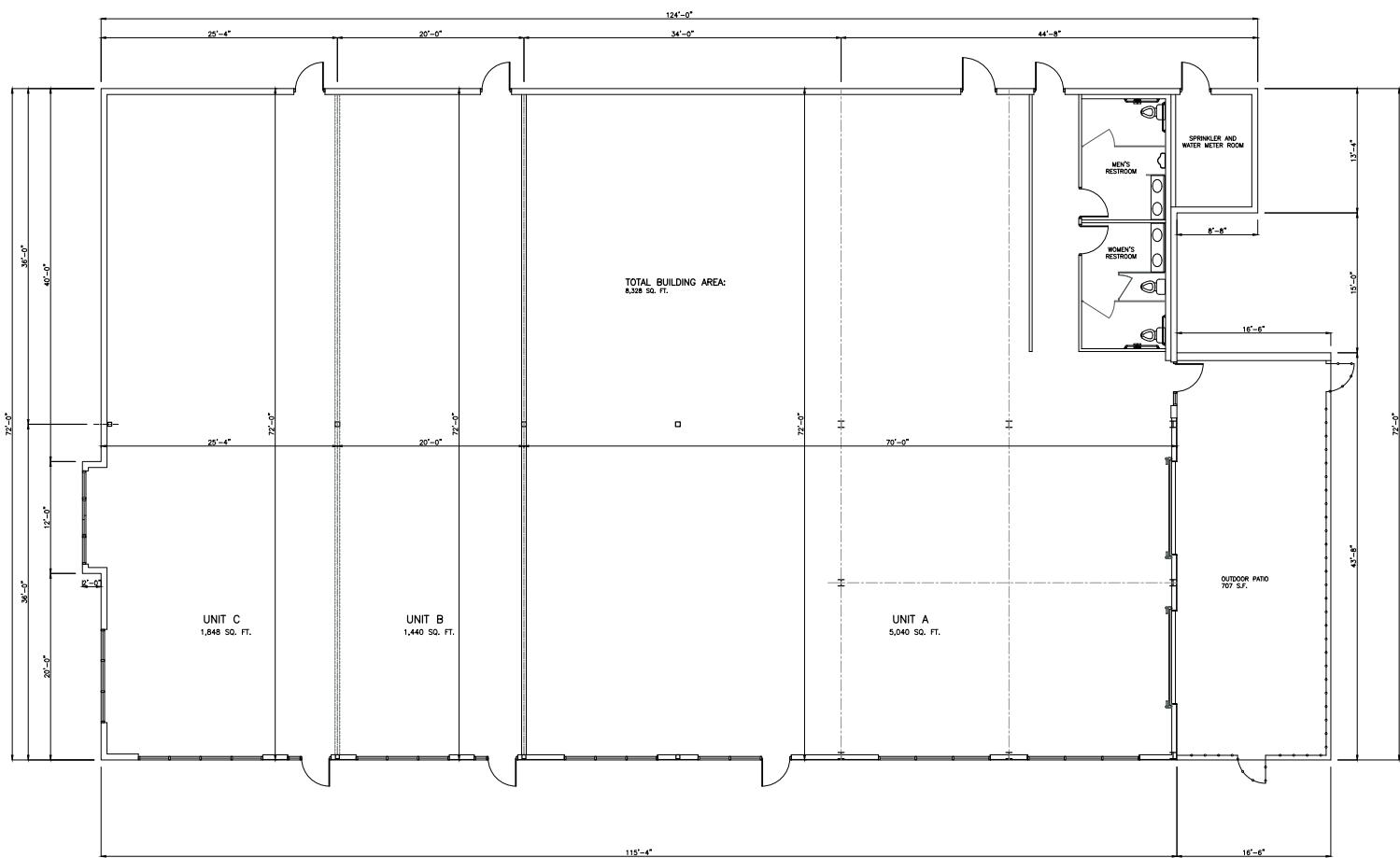
## Site Plan Overlay





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Proposed Floorplan





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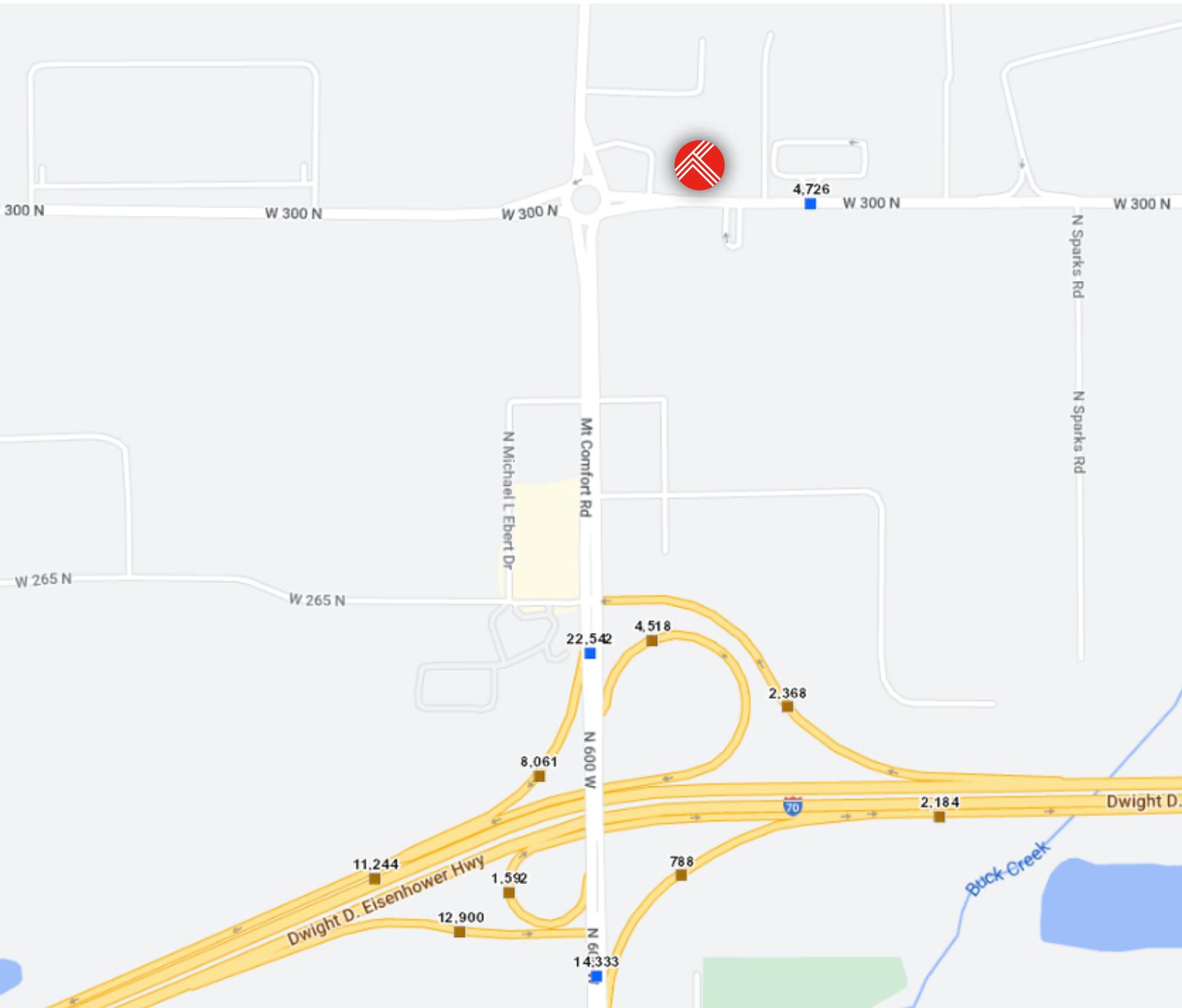
Proposed Elevation





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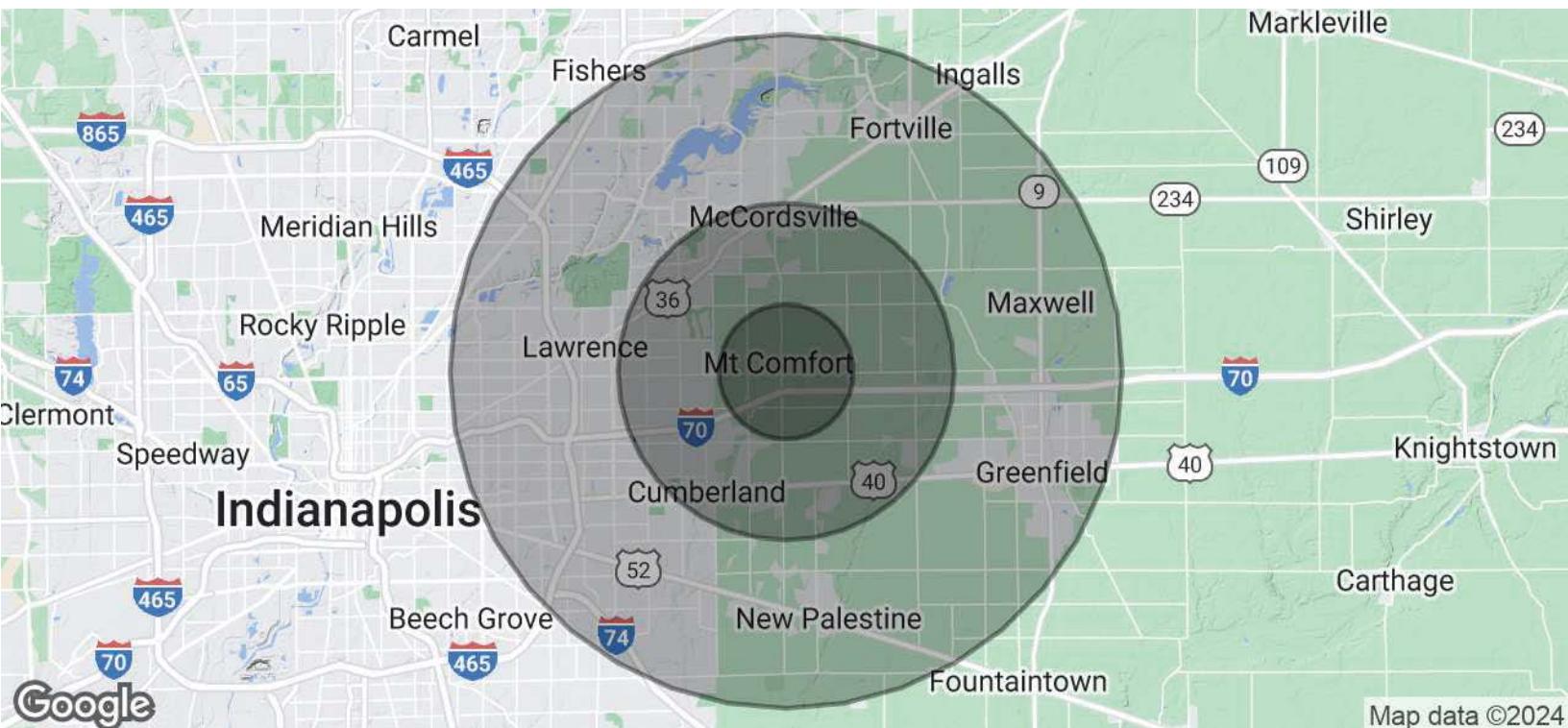
Traffic Counts





## Demographics

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	1,186	83,083	407,557
Average Age	41	37	39
Average Age (Male)	40	36	38
Average Age (Female)	41	38	40

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	410	30,682	159,830
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$123,792	\$91,170	\$109,687
Average House Value	\$260,213	\$225,175	\$299,608

*Demographics data derived from AlphaMap*

