



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.

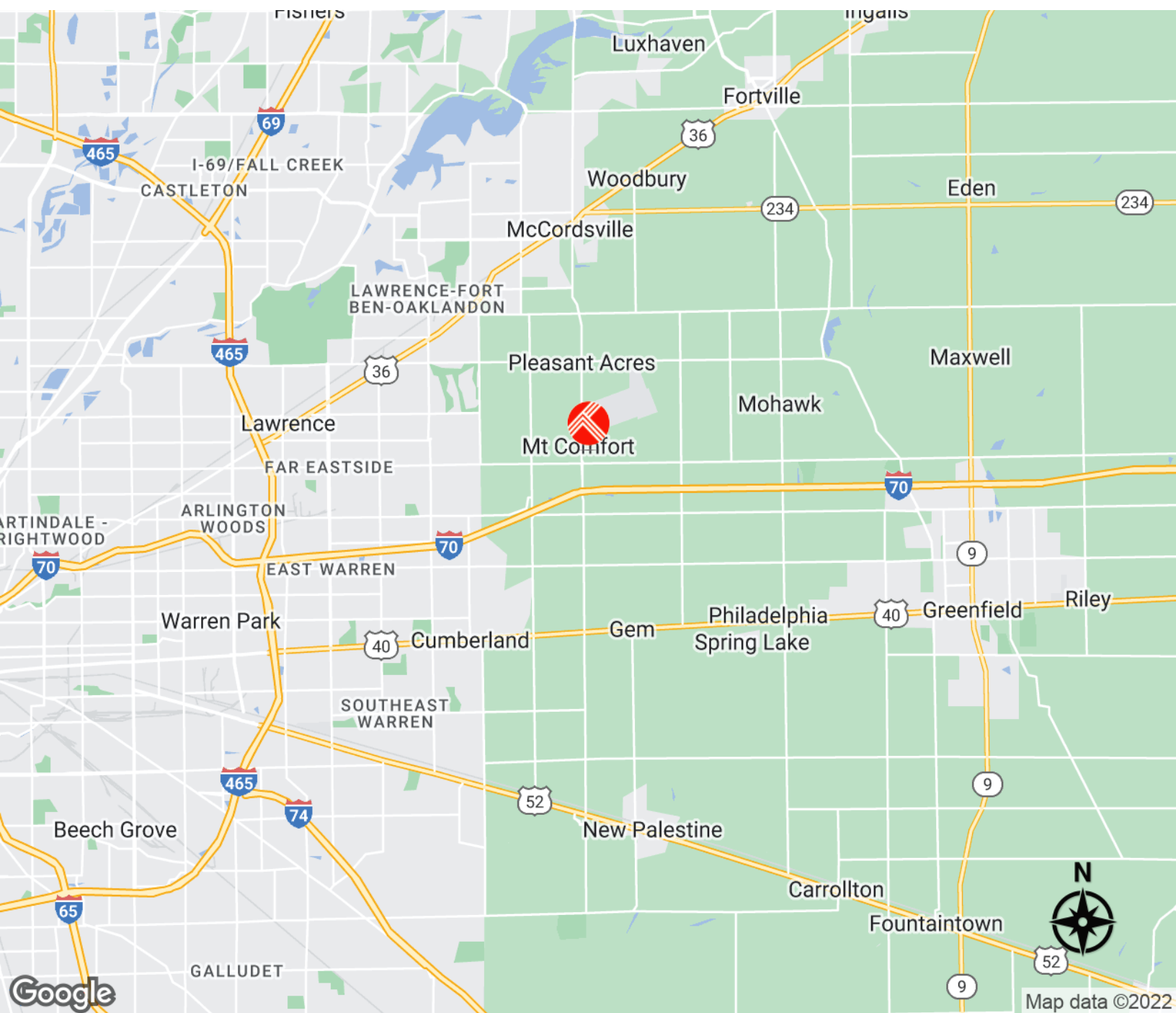


Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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Area Map



BROKERAGE | MANAGEMENT | DEVELOPMENT

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FOR SALE



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BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty Group • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com





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Area Retailers





Jarasco
350,000SF BTS to own

HSA
77AC under contract

Exeter
135AC under contract

GDI
741,000SF proposed

Lauth
281,200SF lease pending

Becknell
650,000SF proposed two buildings

Walmart
2,200,000SF BTS or own

Mohr Capital
192AC under LOI

Lauth
485,200SF proposed

Yusen Logistics
439,153SF leased

Ambrose
505,877SF available

Amazon
660,384SF leased

OPUS
160AC

Atkin Nutrition
862,235SF leased

Becknell
539,943SF available

TEL
55,000SF BTS

Prologis
1,626,782SF proposed two phases

A

B

W 500 N

W 300 N

W 500 W

N 700 W

N 400 W

Mt. Comfort Rd.

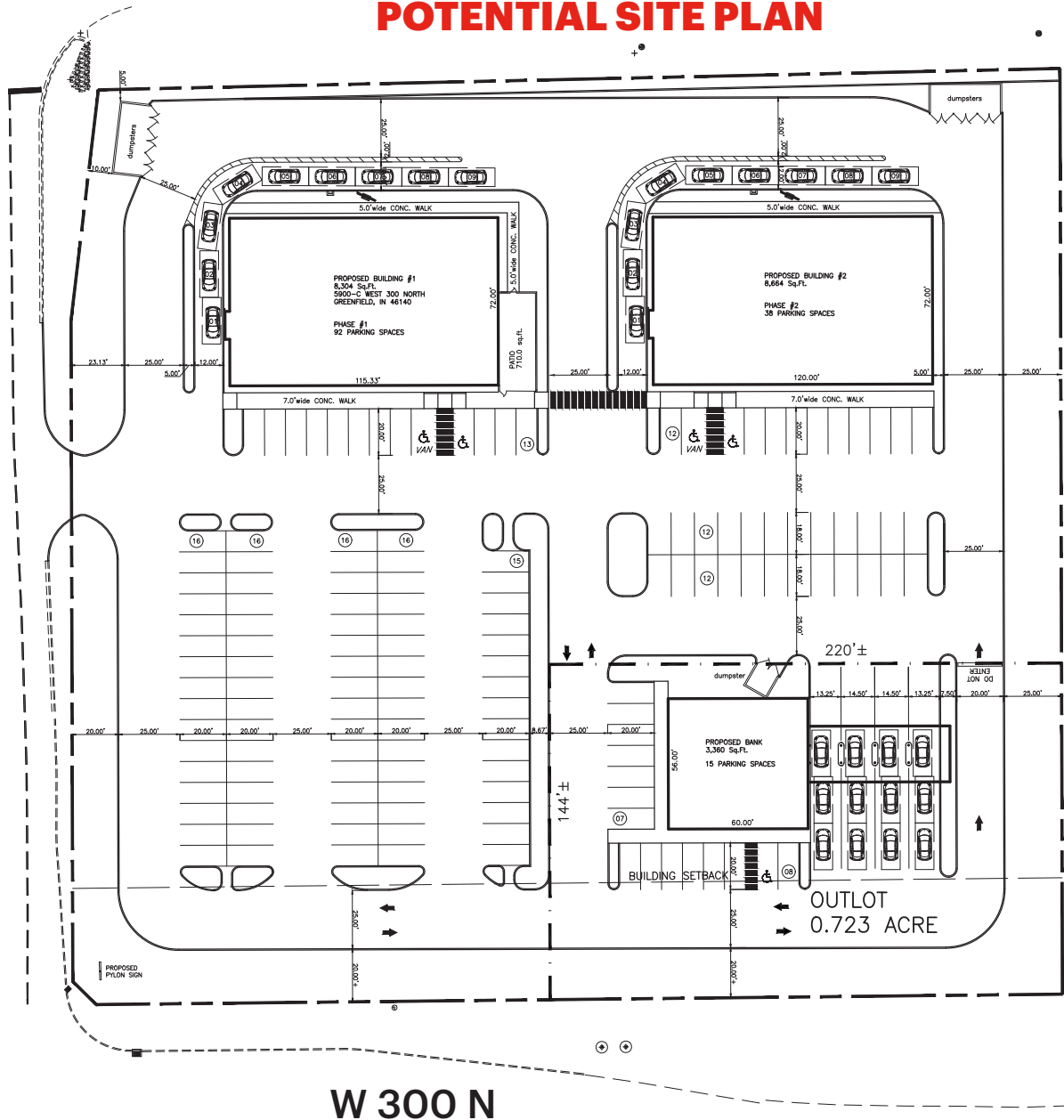
I-70



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Site Plan

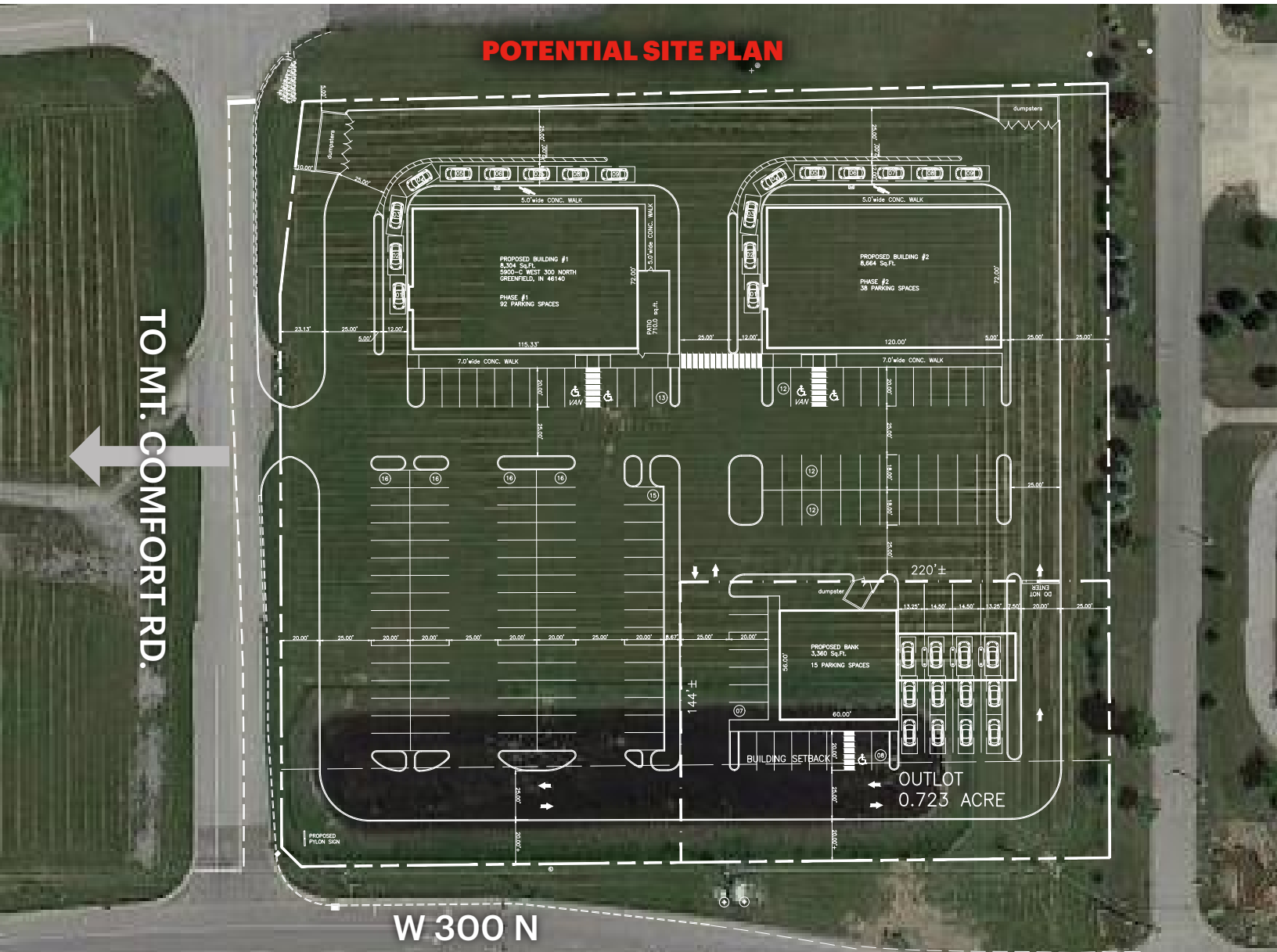
POTENTIAL SITE PLAN





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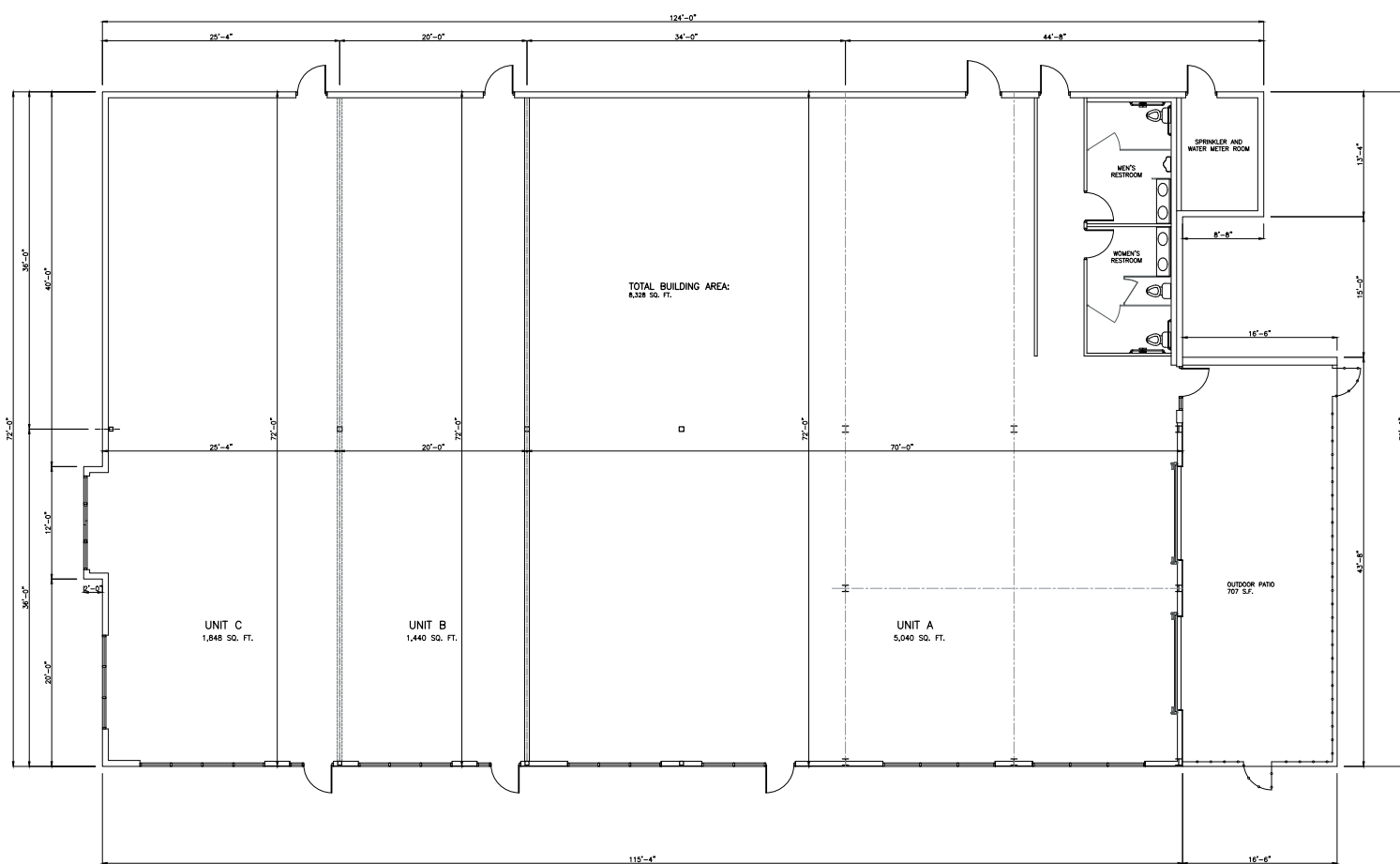
Site Plan Overlay





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Proposed Floorplan





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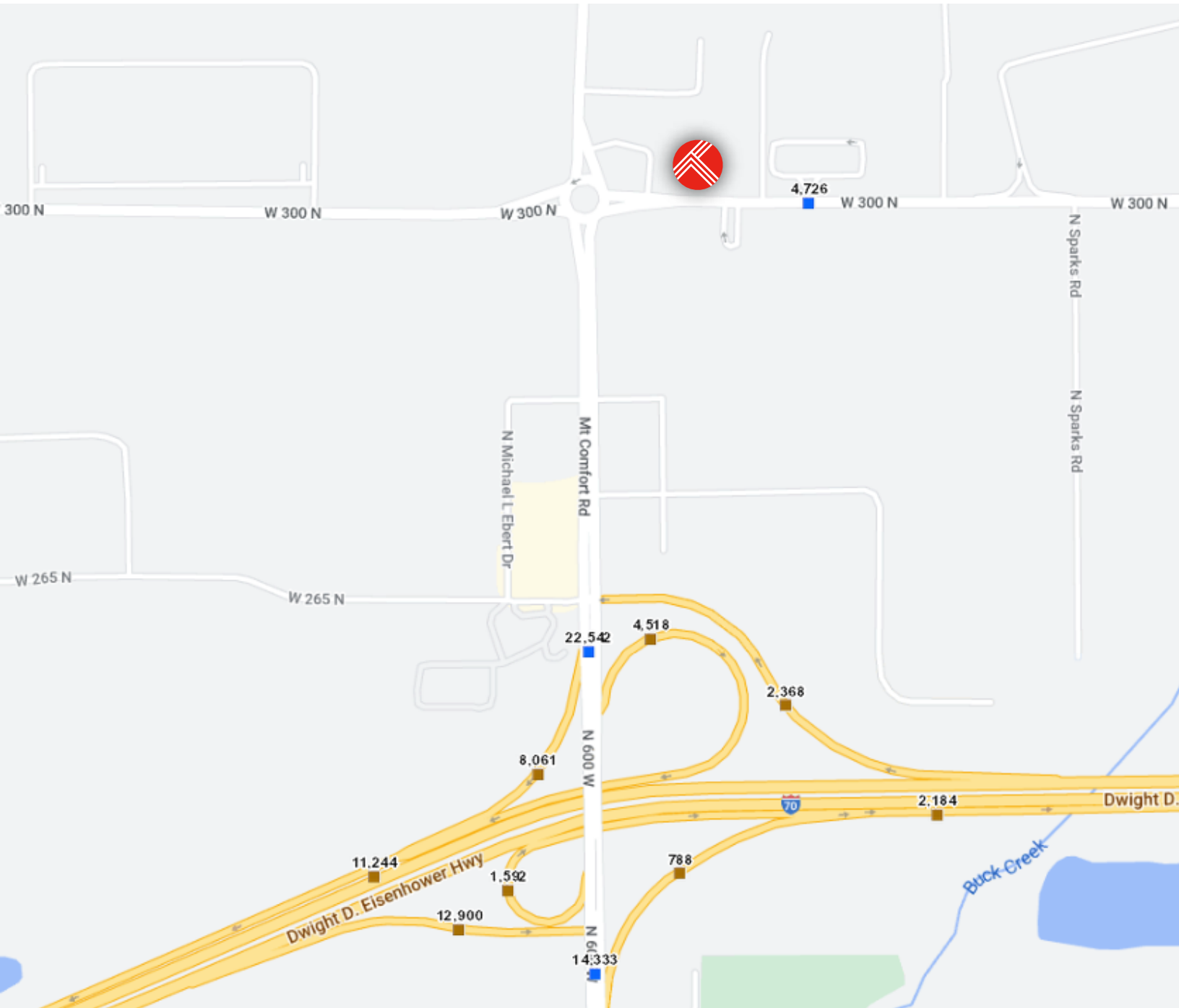
Proposed Elevation





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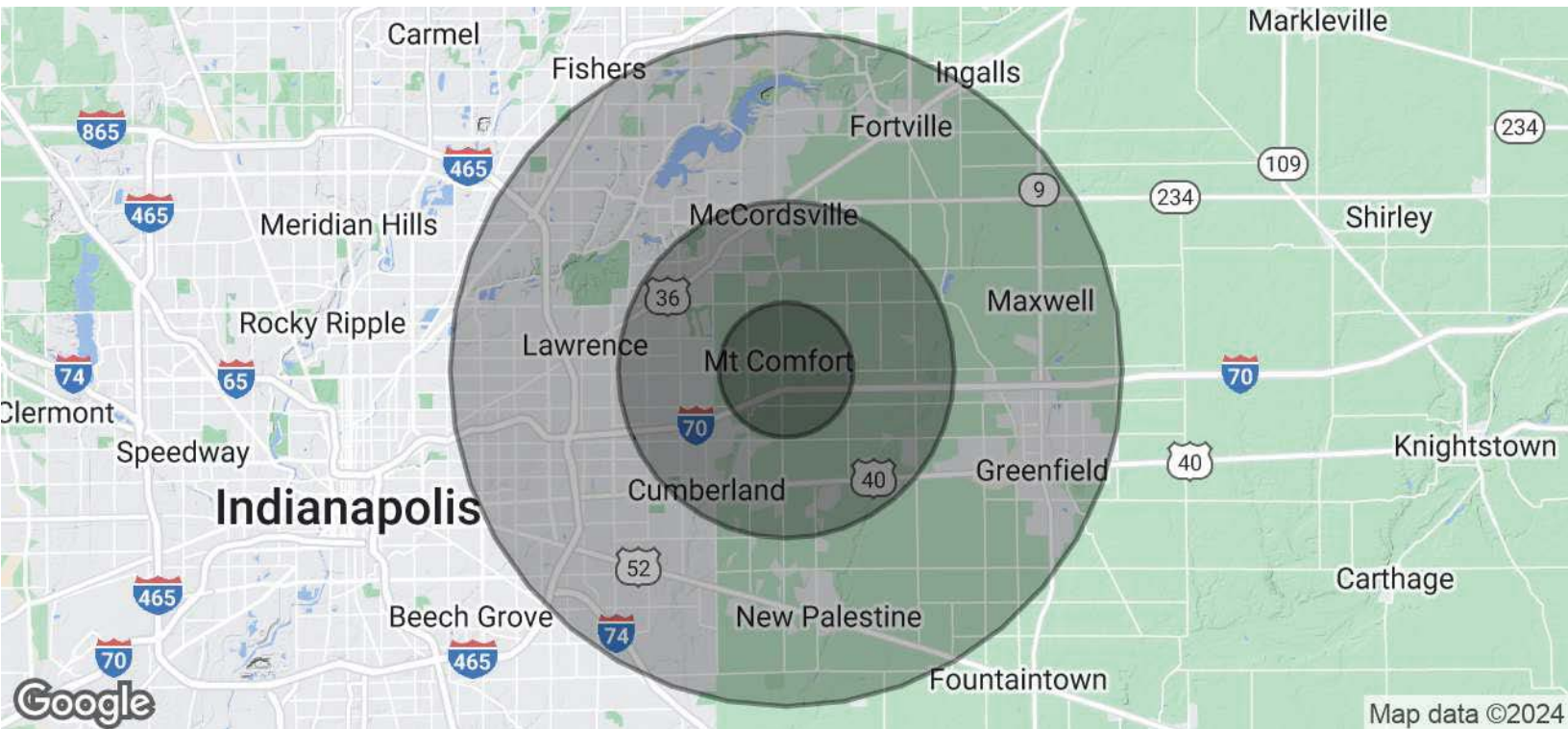
Traffic Counts





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

