



Healthway Park Shoppes

SWQ of US 52 and S. 600 W

New Palestine, IN 46163



PROPERTY DESCRIPTION

Delivery is set for early December, 2025

Endcap with Drive Thru Available.

23,000+ SF available in the 66-Acre business park of Hancock Wellness Center New Pal. Surrounded by a growing school system with New Palestine High School spending \$50 million on renovations and expansions. A projected enrollment growth of 200% in coming years. An up and coming area with national retailers like Starbucks, Jiffy Lube, Taco Bell, etc.

PROPERTY HIGHLIGHTS:

- Join Papa John's!
- Newly constructed 108,000 SF upscale \$40 million health and wellness center
- Main thoroughfare of the city
- High traffic counts

OFFERING SUMMARY

Lease Rate:	Contact Broker
Number of Units:	2
Available SF Phase 1:	10,200 SF-Divisible
Available SF Phase 2:	14,250 SF-Divisible
Zoned:	B

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	2,425	15,237	118,293
Total Population	6,920	39,733	282,584
Average HH Income	\$115,752	\$94,916	\$64,570



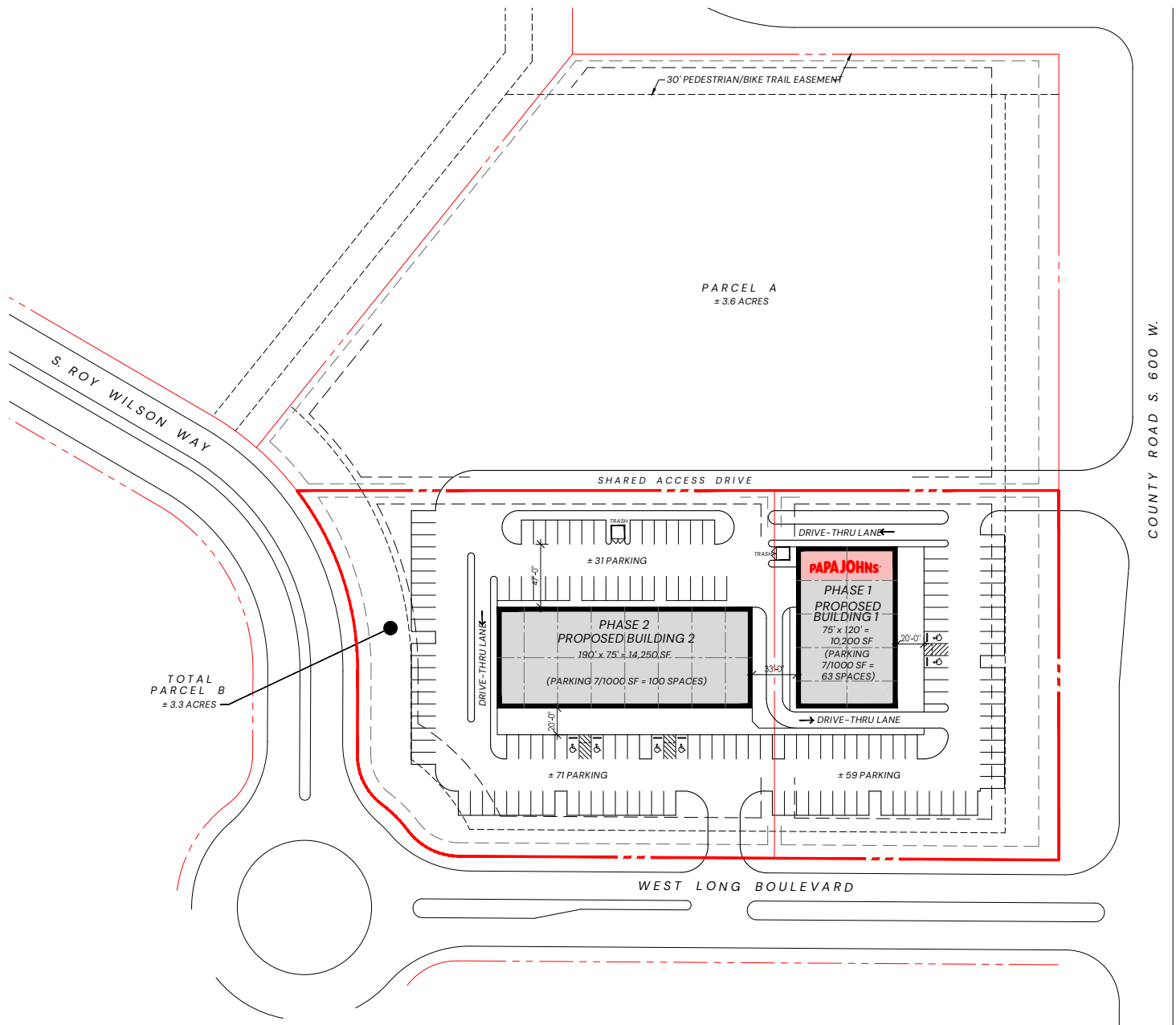


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Potential Site Plan – Subject to Change





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Conceptual Exterior Renderings Developed By



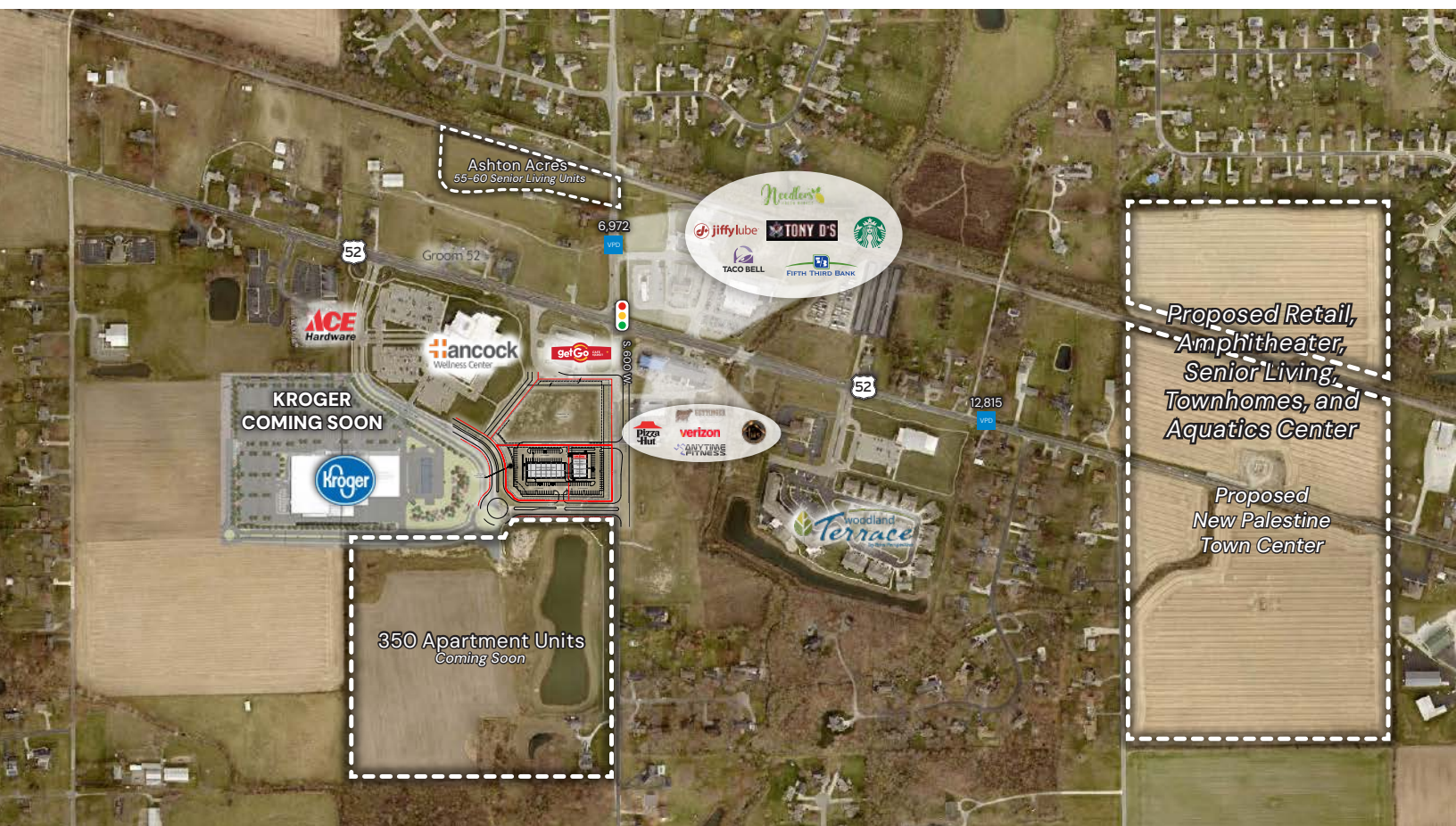


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Potential Site Plan Overlay





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Looking North



Looking West



Looking East



Looking South





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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%.

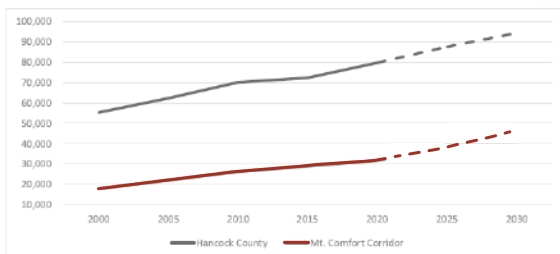
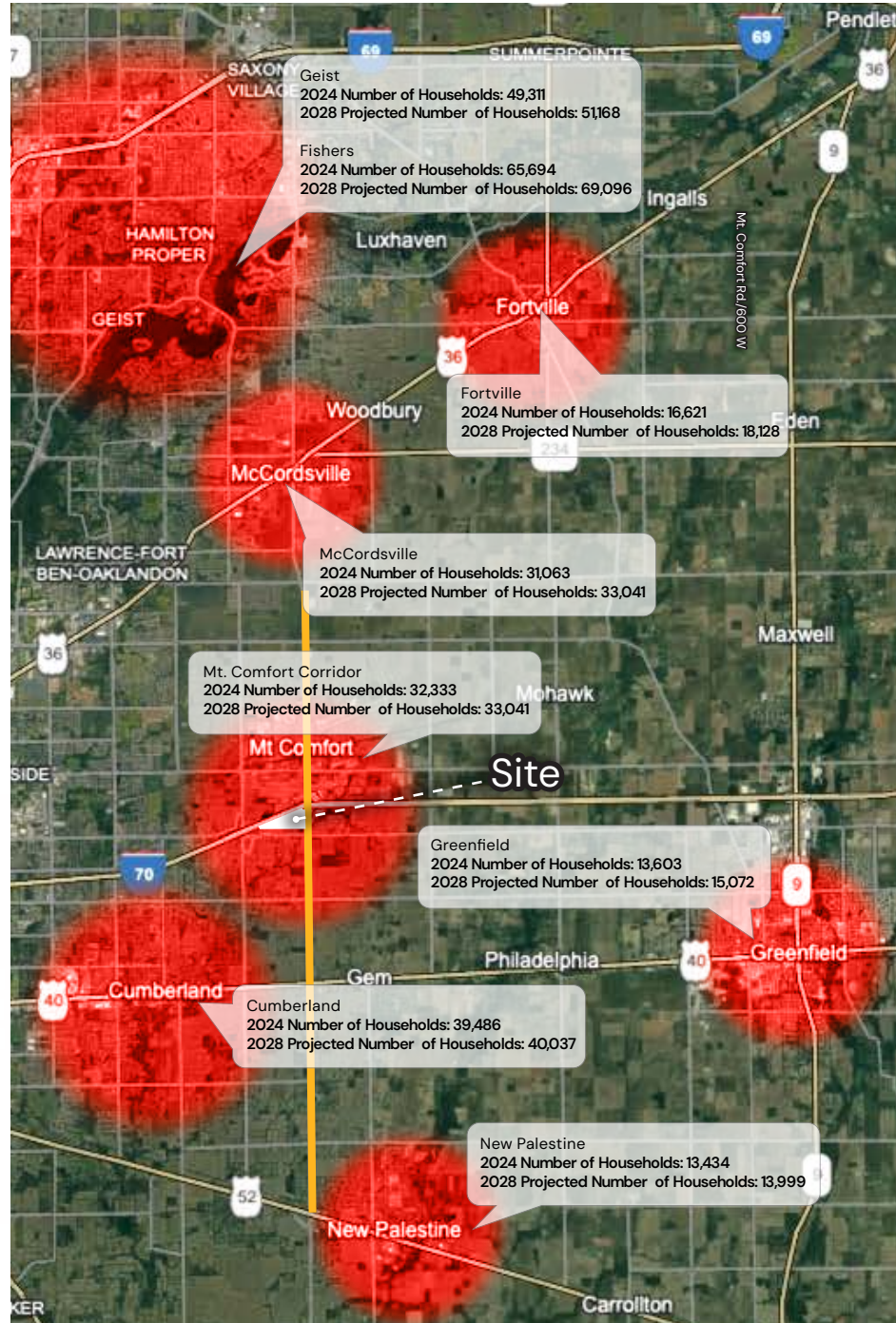


Exhibit 6: Mt. Comfort Corridor and Hancock County Population Growth and Projects



Housing demographic data derived from CoStar.



Area Retailers



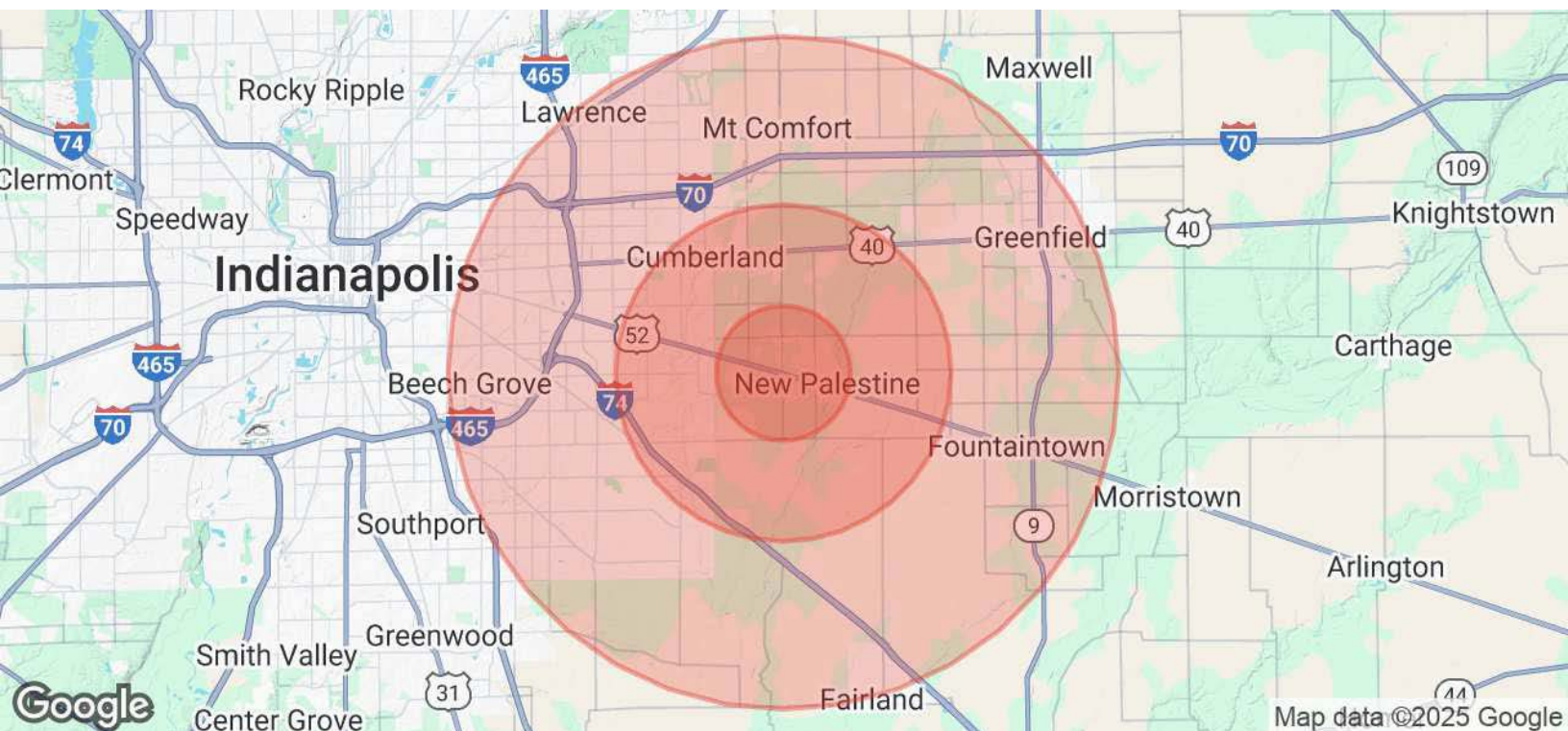


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Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	8,703	36,607	281,159
Average Age	43	41	39
Average Age (Male)	42	40	37
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,259	13,534	106,779
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$125,684	\$119,529	\$91,743
Average House Value	\$357,071	\$320,618	\$245,451

Demographics data derived from AlphaMap

