



Mixed-Use Development

5550 W 106th Street, Zionsville, IN 46077

FOR LEASE



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Development Overview



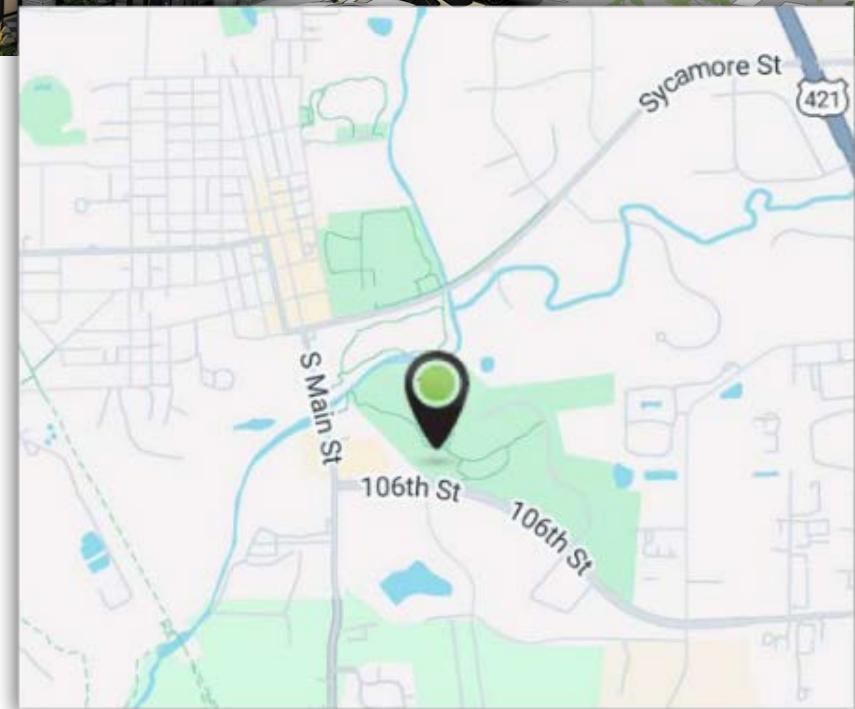
RETAIL | MEDICAL | OFFICE

Zionsville, Indiana

DEVELOPMENT OVERVIEW

This upcoming **20,000 SF mixed-use development** on West 106th Street, positioned between Zionsville Road and the bustling Michigan Road retail corridor, will serve as a true gateway into Zionsville. Designed as a modern two-story building, it offers a seamless blend of small-town character and contemporary amenities. Perfectly situated within Zionsville's newly expanded DORA district and just steps from Zionsville's iconic Main Street, The Wheelhouse, Rivet, and Bowdie's Chophouse, the project is set to become a key destination for both residents and visitors. The ground floor will feature a full-service restaurant, adding to the vibrant dining and entertainment scene already thriving in the area.

Featuring signature wrap-around porches on both levels, every tenant will be able to enjoy private balcony access and elevated views of the surrounding community. Thoughtful connectivity is at the heart of the design, with a dedicated path linking directly to the Zionsville Rail Trail, encouraging walkability and easy access to the town's expanding trail network. With its prime location, upscale design, and a mix of retail and restaurant space, this project is poised to enhance the gateway corridor while reinforcing Zionsville's reputation as a destination where history, lifestyle, and innovation meet.



2024 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,652	40,254	181,304
Total Population	31,198	105,199	452,054
Average HH Income	\$164,862	\$140,604	\$115,468

[VIEW WEBSITE](#)

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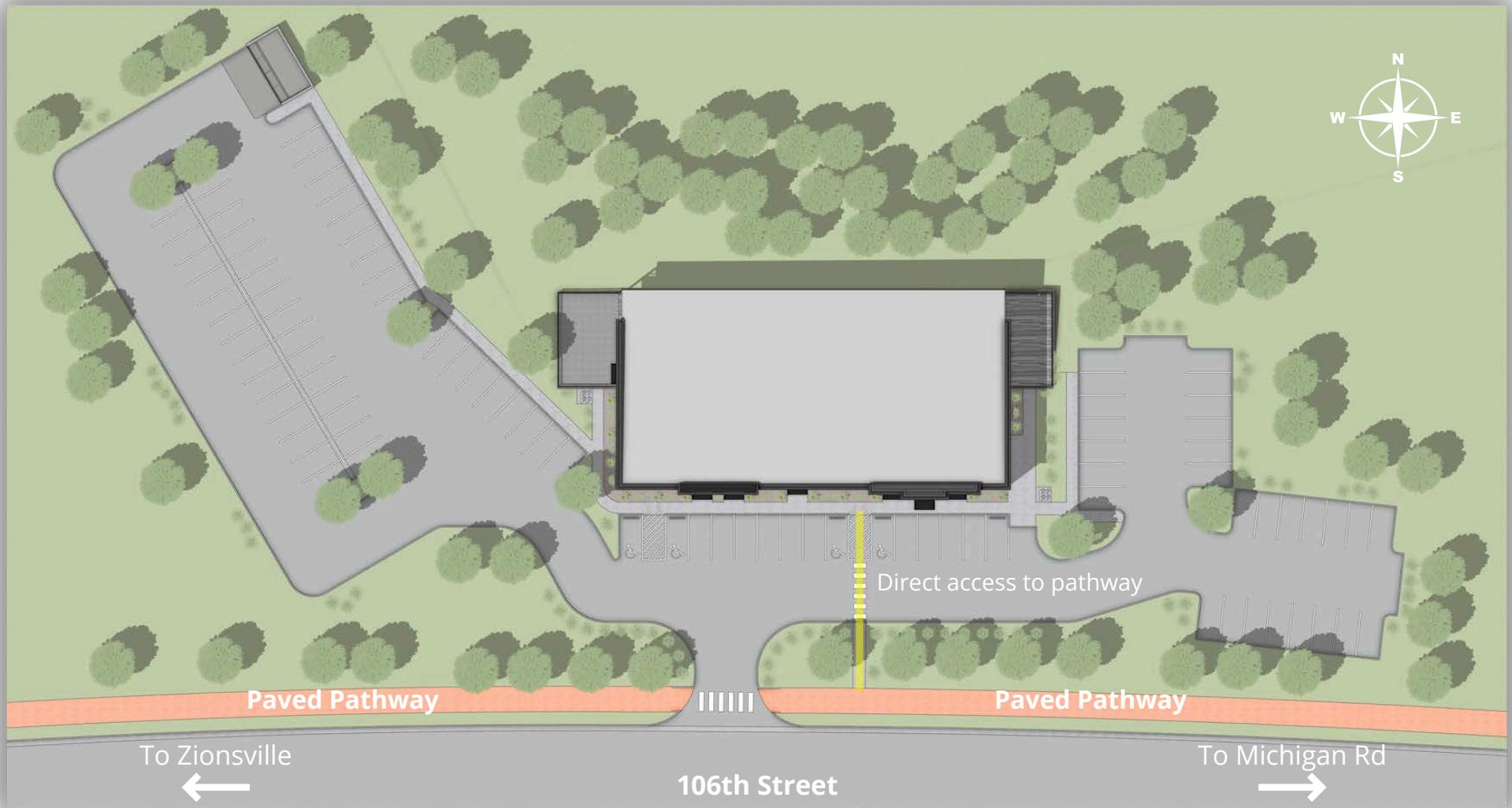
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Site Plan



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Development Renderings



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Building Elevations



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Aerial Overview



Downtown Zionsville



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Zionsville, IN



ZIONSVILLE, INDIANA

HISTORIC CHARM. THRIVING FUTURE.

Nestled just northwest of Indianapolis, Zionsville blends timeless small-town character with a forward-thinking vision. From its iconic brick Main Street to its award-winning schools and thriving business community, Zionsville offers a rare combination of historic charm, modern convenience, and unmatched quality of life.



National Recognition

Consistently ranked among the Best Places to Live in America.



Top-Tier Education

Zionsville Community Schools rank among Indiana's best.



Historic Downtown

A one-of-a-kind brick Main Street with boutiques, dining, and cultural events.



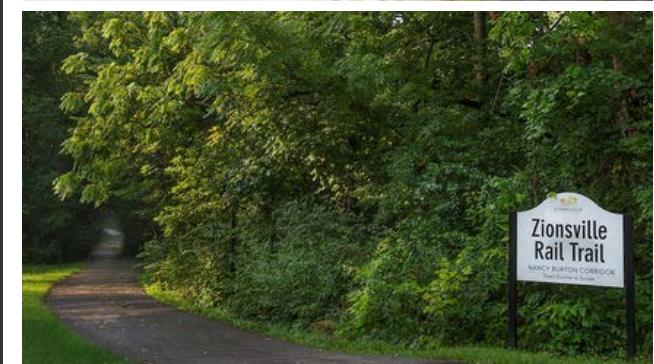
Economic Growth

A thriving hub for corporate headquarters, entrepreneurs, and innovative startups.



Expansive Green Spaces

Over 500 acres of parks, trails, and nature preserves for year-round recreation.



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For more information, please contact:

RESTAURANT
MODERN BAR + KITCHEN

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