

FOR SALE OR LEASE | BURGER KING (DARK)

30 ENTERPRISE DRIVE, PENDLETON, IN 46064
(INDIANAPOLIS, IN MSA)



PROPERTY OVERVIEW

Burger King (Dark) available for sale or lease in Pendleton, IN, an affluent suburb of Indianapolis. The building is 3,762 square feet on a 1.47-acre parcel located in an area booming with new retail, industrial, office, and residential development. The property is situated directly off I-69 in the Southeast Quadrant of the I-69 Interchange Master Plan, surrounded by new construction such as McDonald's, Starbucks, GetGo, Wolfie's Bar & Grill, 3 Rivers Credit Union, BP, Subway, and a new Community Health Network Medical Office Complex currently under construction. Surrounding proposed developments include Hampton Inn & Suites, a retail strip center, QSR developments, office buildings, and multi-family developments with 324 units.



PURCHASE PRICE
\$1,050,000

RENTAL AMOUNT
SEE AGENTS

Year Built: 2001

Lease Expiration: 11/27/2026

Annual Rent: \$50,000 | Total Rent Remaining: ~\$92,000

PROPERTY HIGHLIGHTS

- Prime Location in New I-69 Interchange Master Plan, a 2,325-Acre Development Combining Single- and Multi-Family Residential Areas with Tree-Lined Streets, Retail, Business, and Health and Wellness Districts
- Located at I-69 and IN-38 Interchange (Combined VPD 89,576) | Pendleton is 9 Miles from the Hamilton Town Center Exit (1.3mm+ SF of Retail) with the Ruoff Music Center – the Largest Outdoor Venue in Indianapolis
- Affluent, Booming Suburb of Indianapolis – 10-Mile Average HHI is \$109,134 | Pendleton's Population Has Increased by 24% Since 2020
- Adjacent to Proposed Retail Strip Center and New Developments: Starbucks, GetGo, McDonald's, 3 Rivers Credit Union, Hampton Inn & Suites and Community Health Network Medical Office Complex (Under Construction)
- Across the Street from New Subway, New Wolfie's Bar & Grill, New BP, Three New Proposed QSR Restaurants, and a Proposed Multi-Tenant Office Building
- Adjacent to the Hamilton Station Apartments to the South and Across the Street from a Future Three-Story Apartment Complex with 207 Units and a One-Story Complex with 117 Units | Over 1,000 New Home Sites Being Built Within One Mile of the Site

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
2023 Population	10,795	23,591	154,067
2023 Total Households	2,932	7,584	56,956
Average Income	\$94,694	\$95,868	\$109,134
2023 Daytime Population	11,606	19,129	123,093

Marcus & Millichap

THE YODER-HARMAN GROUP

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PROPERTY PHOTOS



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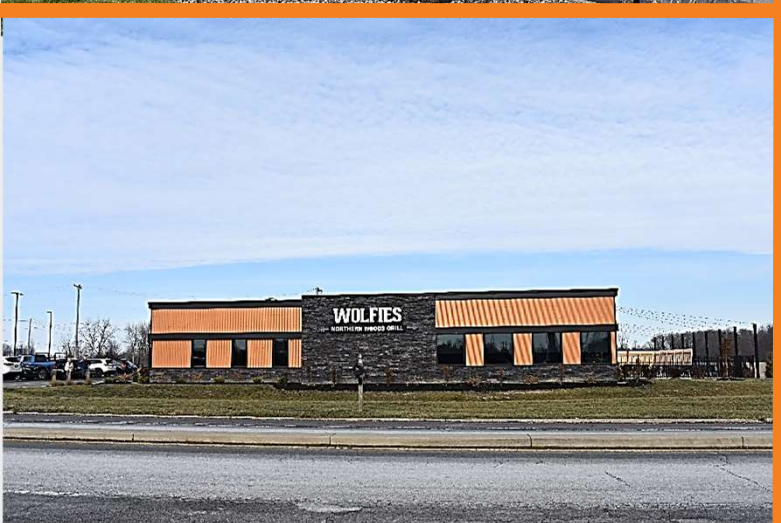
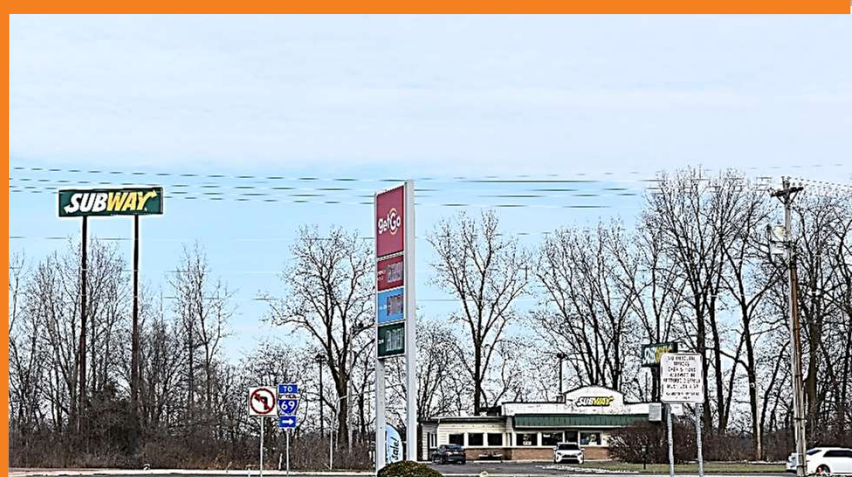
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SURROUNDING RETAIL



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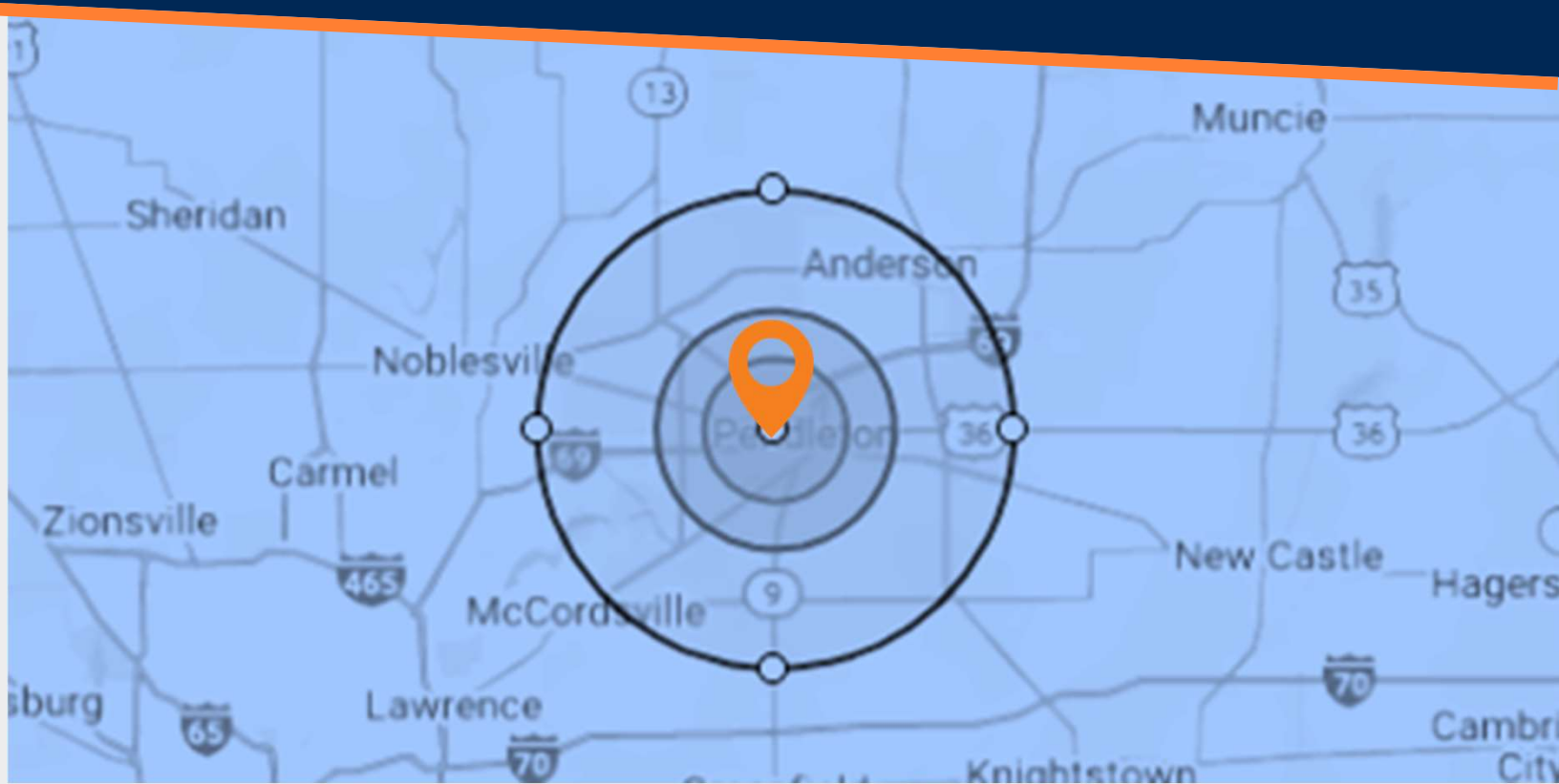
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POPULATION	3 Miles	5 Miles	10 Miles
2028 Projection	10,867	25,130	166,287
2023 Estimate	10,795	23,591	154,067
2020 Census	10,561	22,366	145,456
2010 Census	10,638	22,299	126,621
HOUSEHOLD INCOME			
Average	\$94,694	\$95,868	\$109,134
Median	\$76,855	\$77,708	\$75,319
Per Capita	\$29,059	\$32,548	\$40,753
HOUSEHOLDS			
2028 Projection	2,957	8,108	61,261
2023 Estimate	2,932	7,584	56,956
2020 Census	2,916	7,258	54,328
2010 Census	2,753	6,948	47,387
HOUSING			
Median Home Value	\$166,267	\$167,394	\$196,429
EMPLOYMENT			
2023 Daytime Population	11,606	19,129	123,093

KEY FACTS - 10 MILES



HOUSEHOLD INCOME - 10 MILES



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