

COMMERCIAL DEVELOPMENT

NORTHFIELD POINTE



PROPERTY OVERVIEW

Northfield Pointe is a new commercial development located in the growing community of Brownsburg, Indiana. This new development is strategically positioned at the northeast corner of the Northfield Drive and N county Rd 625 E. intersection. The city of Brownsburg is in the process of establishing a four-way traffic light at the intersection. There are currently multiple commercial lots available for build-to-suit or ground lease.

PROPERTY HIGHLIGHTS

- Located amongst multiple housing developments within Brownsburg
- Current zoning is C-2 which permits a wide array of uses including drive-thru's
- +/-15,000 AADT along W Northfield Drive
- Available lots range from +/- 0.75 4.0 AC's

CONTACT **BROKERS**

UNDISCOLSED

Development Size:

+/- 8.73 Acres









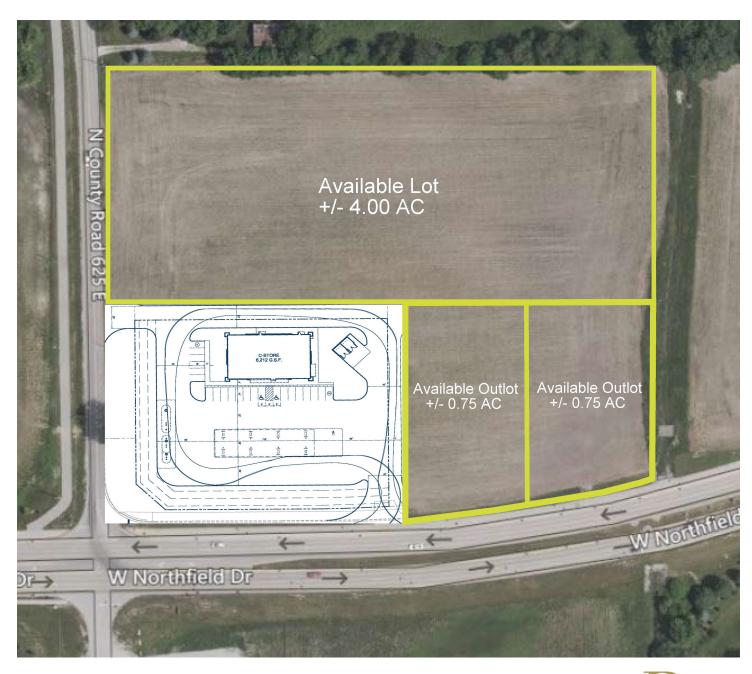




850 W NORTHFIELD DRIVE, BROWNSBURG, IN 46112

SALE

LAND



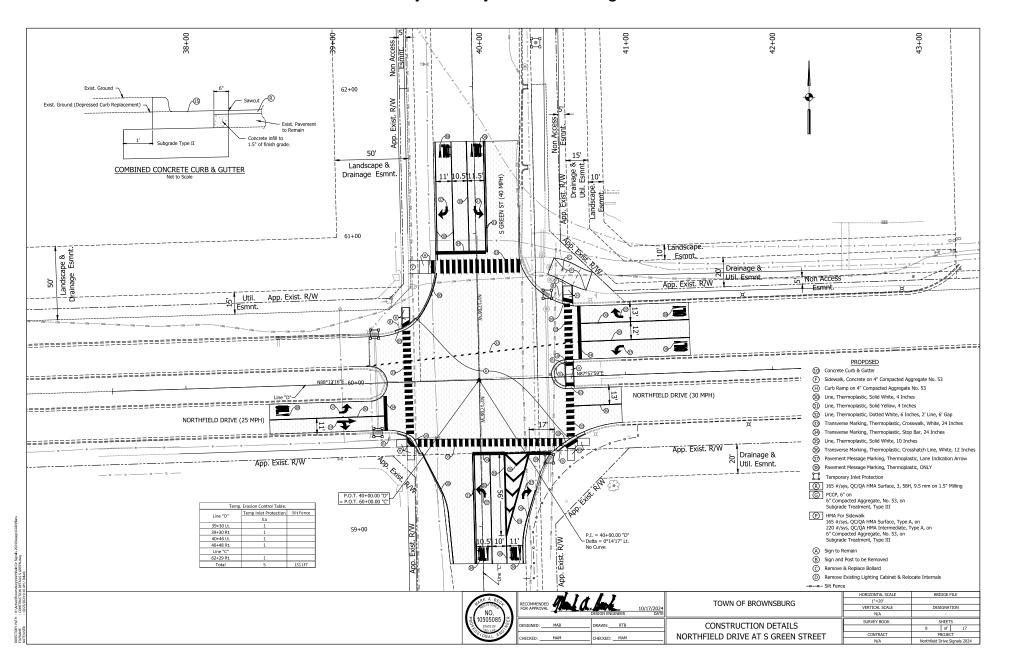
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Proposed Intersection Plans By the City of Brownsburg



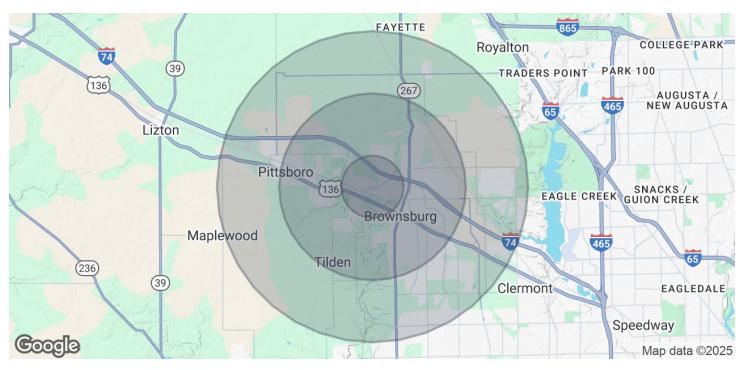




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SALE

LAND



| POPULATION | I MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 3,914 | 35,076 | 62,745 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 39 | 40 | 40 |
| HOUSEHOLDS & INCOME | I MILE | 3 MILES | 5 MILES |
| Total Households | 1,356 | 13,057 | 22,648 |
| # of Persons per HH | 2.9 | 2.7 | 2.8 |
| Average HH Income | \$187,363 | \$144,836 | \$149,265 |
| Average House Value | \$454,571 | \$338,568 | \$345,347 |

Demographics data derived from AlphaMap

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