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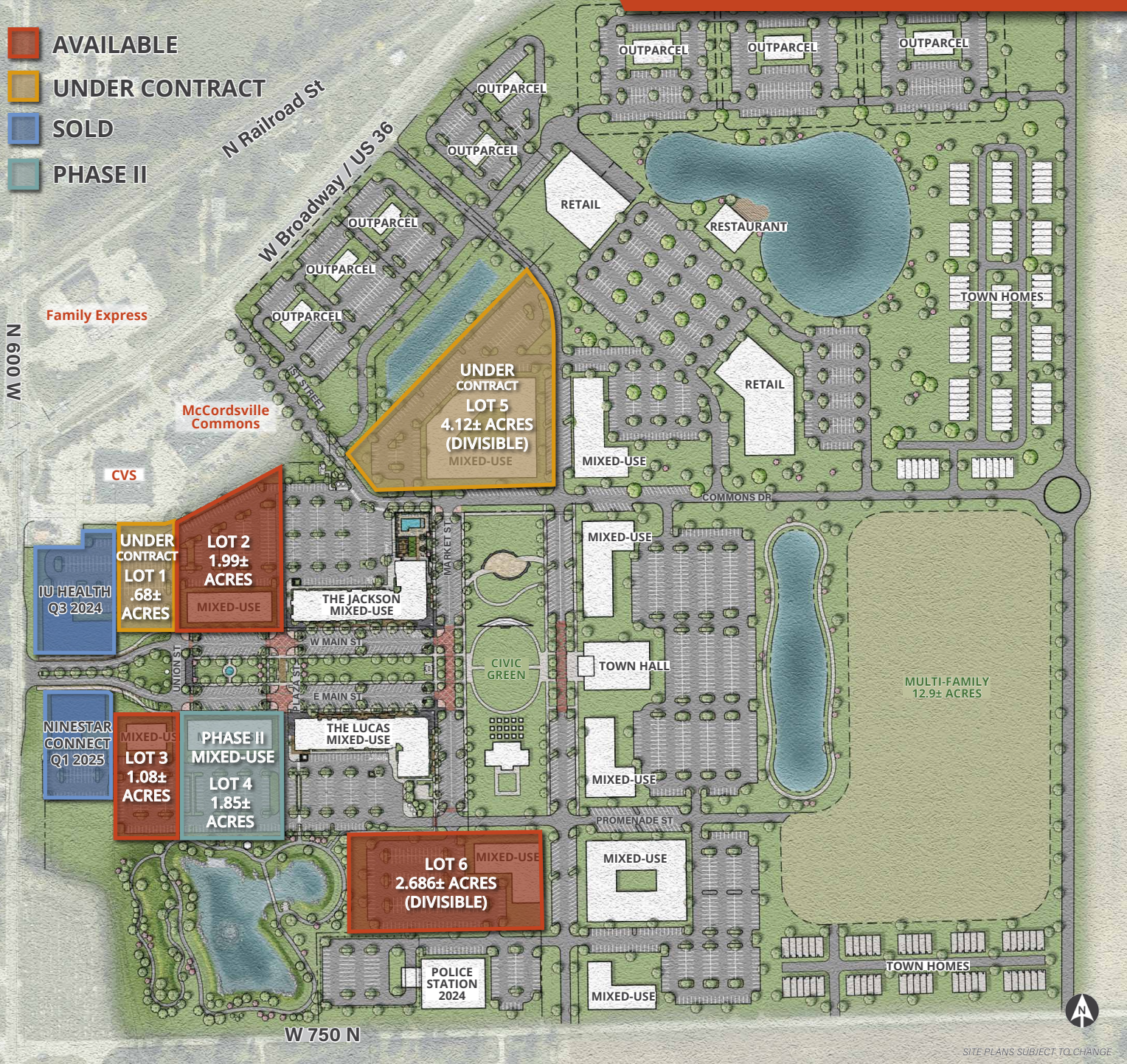
MCCORDSVILLE COMMERCIAL LAND FOR SALE

MCCORD SQUARE | MIXED-USE DEVELOPMENT

Hancock County // SEQ of US 36 & Mt Comfort Road // McCordsville, IN 46055

6 LOTS .68± UP TO 4.12± ACRES

- AVAILABLE
- UNDER CONTRACT
- SOLD
- PHASE II



COMMERCIAL REAL ESTATE

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PROPERTY FEATURES



- **MCCORD SQUARE** is a new expansive mixed-use project on US 36 with a mix of retail, commercial, multi-family and outlot opportunities that will create a defined, vibrant downtown community being developed through a partnership with The Town of McCordsville, Rebar Development and Pride Invest Partners.
- **Parcels Available:**
 - » **UNDER CONTRACT | LOT 1: .68± ACRES**
 - » **AVAILABLE | LOT 2: 1.99± ACRES**
 - » **AVAILABLE | LOT 3: 1.08± ACRES**
 - » **PHASE II MIXED USE | LOT 4: 1.85± ACRES**
 - » **UNDER CONTRACT | LOT 5: 4.12± ACRES**
 - » **AVAILABLE | LOT 6: 2.686± ACRES (DIVISIBLE)**
- Currently signed lots include IU Health and NineStar Connect as new tenants.
- Remaining lots are nestled between mixed-use sites, The Jackson and The Lucas (residential/commercial buildings) and the Civic Green.
- McCordsville is growing! Two new residential neighborhoods have been announced bringing at least 446± new homes (Colonnade and Hampton Walk neighborhoods)—with the anticipation of more communities to follow.
- 156,115 households within 10 mile radius with an average income of \$98,667.
- Located in Hancock County, bordering Hamilton County (one of the “Nations Fastest Growing” counties) and Marion County—providing quick access via US 36 to the interstate systems.
- Site within 1 mile of Meijer and Hancock Regional Medical Center and Wellness Center, CVS, Speedway, PNC Bank, Culver’s (new), Crew Carwash, Noble Roman’s, Verizon, Great Clips, Qdoba (coming soon) & more.
- Site is strategically located just north of the I-70 transportation corridor and part of the Indianapolis MSA just across the Marion/Hancock county line.
- Hancock County is the third fastest growing county in Indiana with a population of over 75,000+ citizens.
- Major Employers include: Hancock Health, Elanco, Covance, Indiana Automotive Fasteners, Keihin NA Inc, Walmart Distribution, Amazon Distribution and Yamaha Propeller

Source: <https://hancockedc.com/>

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COMMON AMENITY SPACE & CIVIC GREEN



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PARTIAL SITE PLAN 



SITE PLANS SUBJECT TO CHANGE

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TRADE AERIAL



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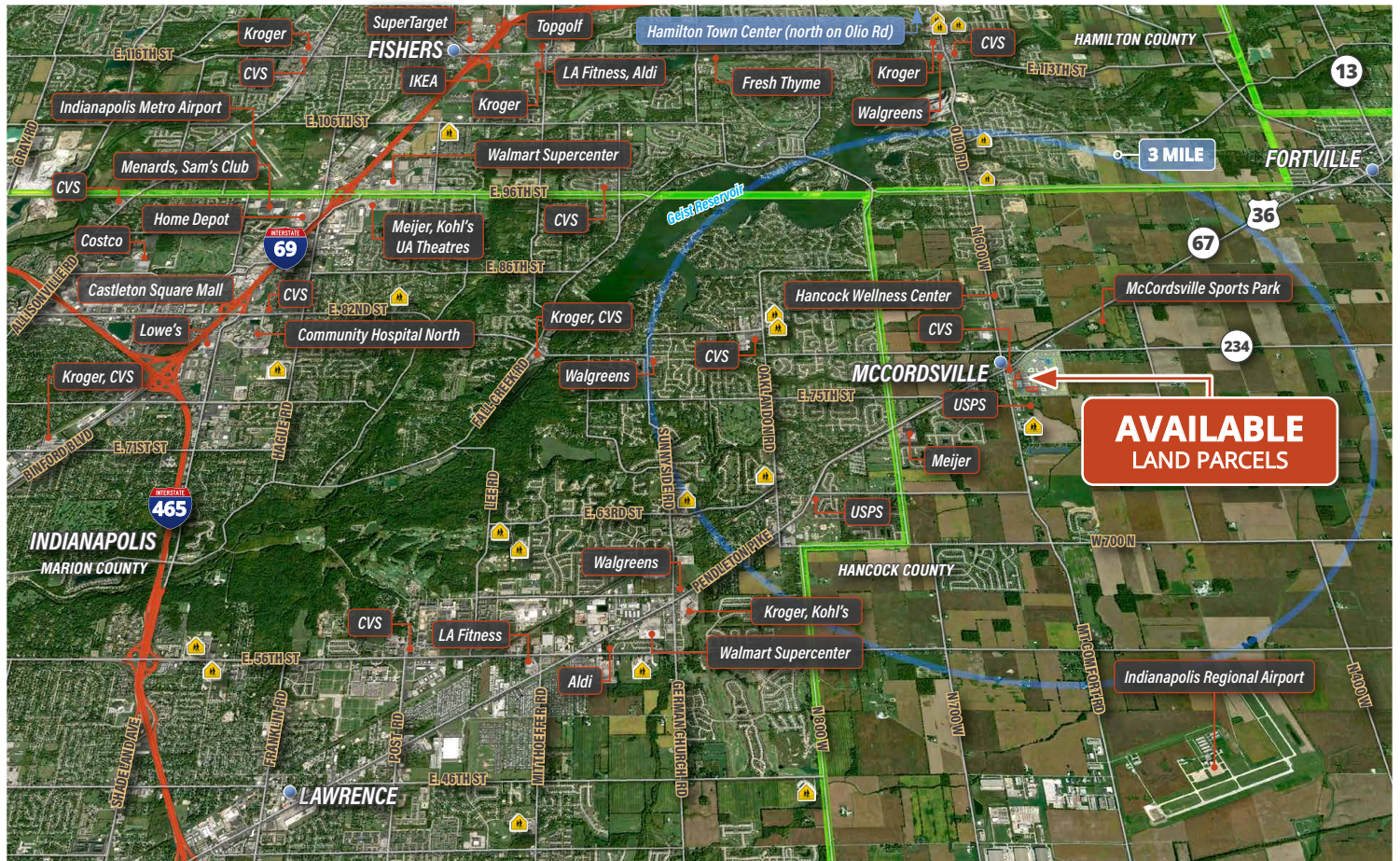
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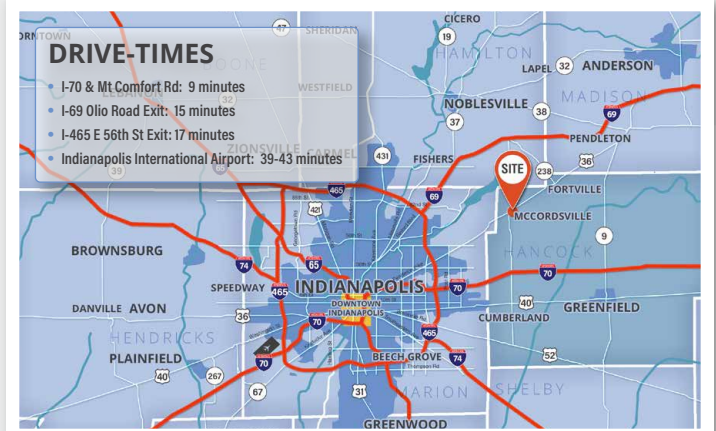
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MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
Est. Population 2022	2,410	34,825	88,286	404,935
Proj. Annual Growth (2022-2027)	1.8%	1.2%	1.4%	1.0%
Adj. Daytime Demos Age 16+	1,294	12,086	39,970	276,029
Est. Households 2022	862	12,260	30,705	156,115
Avg HH Income 2022	\$96,875	\$132,528	\$140,497	\$98,667
Median Age	34.3	36.3	37.0	35.7
Any College (Some College or Higher)	76.5%	78.1%	80.6%	71.9%

Source: Applied Geographic Solutions 11/2022, TIGER Geography



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