

FOR SALE: Commercial/Retail Lots Northfield Commerce Park S. Green Street and Northfield Drive, Brownsburg IN



For more information, call:
Brett Burch at 317.418.7376

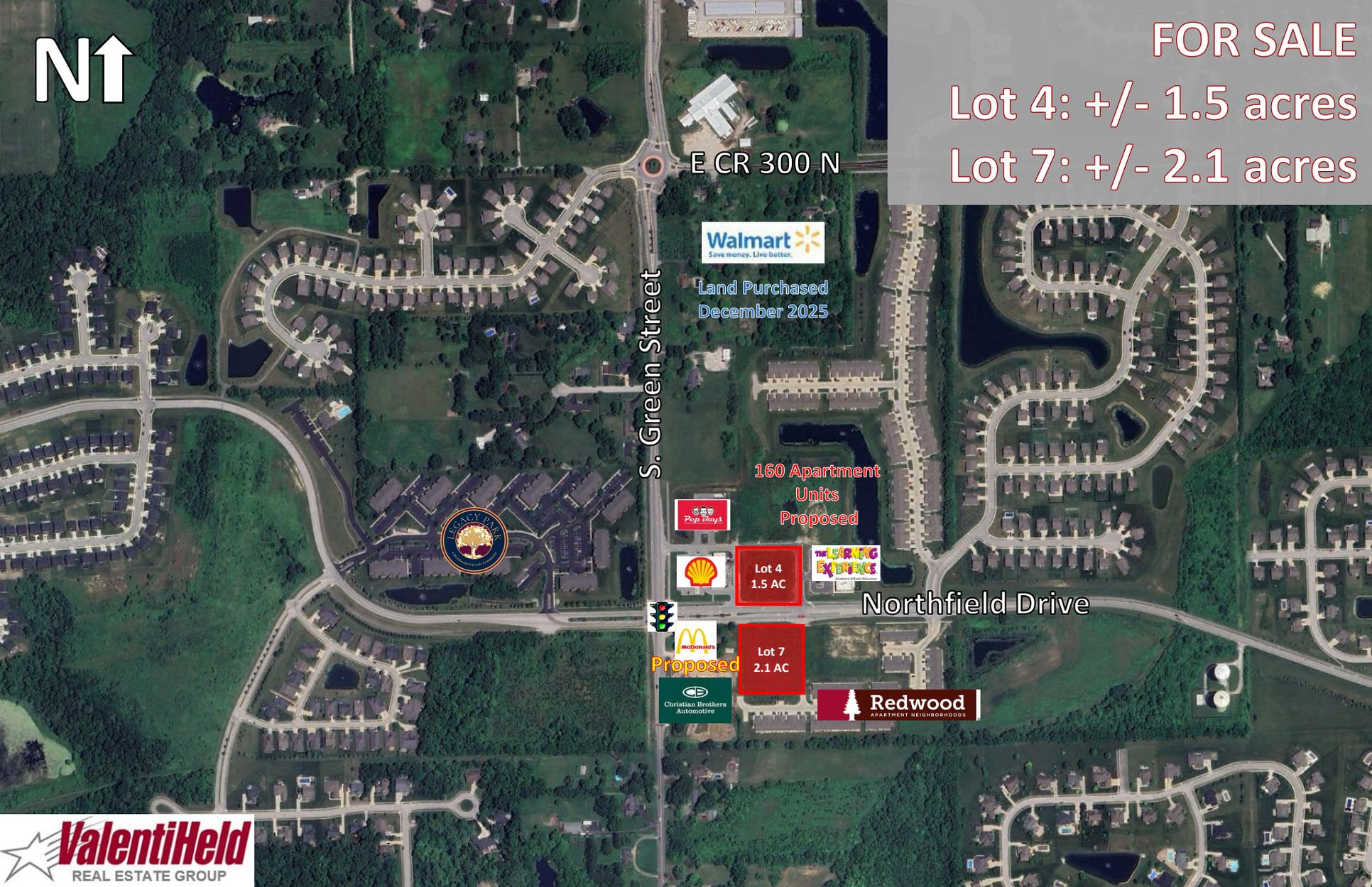




FOR SALE

Lot 4: +/- 1.5 acres

Lot 7: +/- 2.1 acres



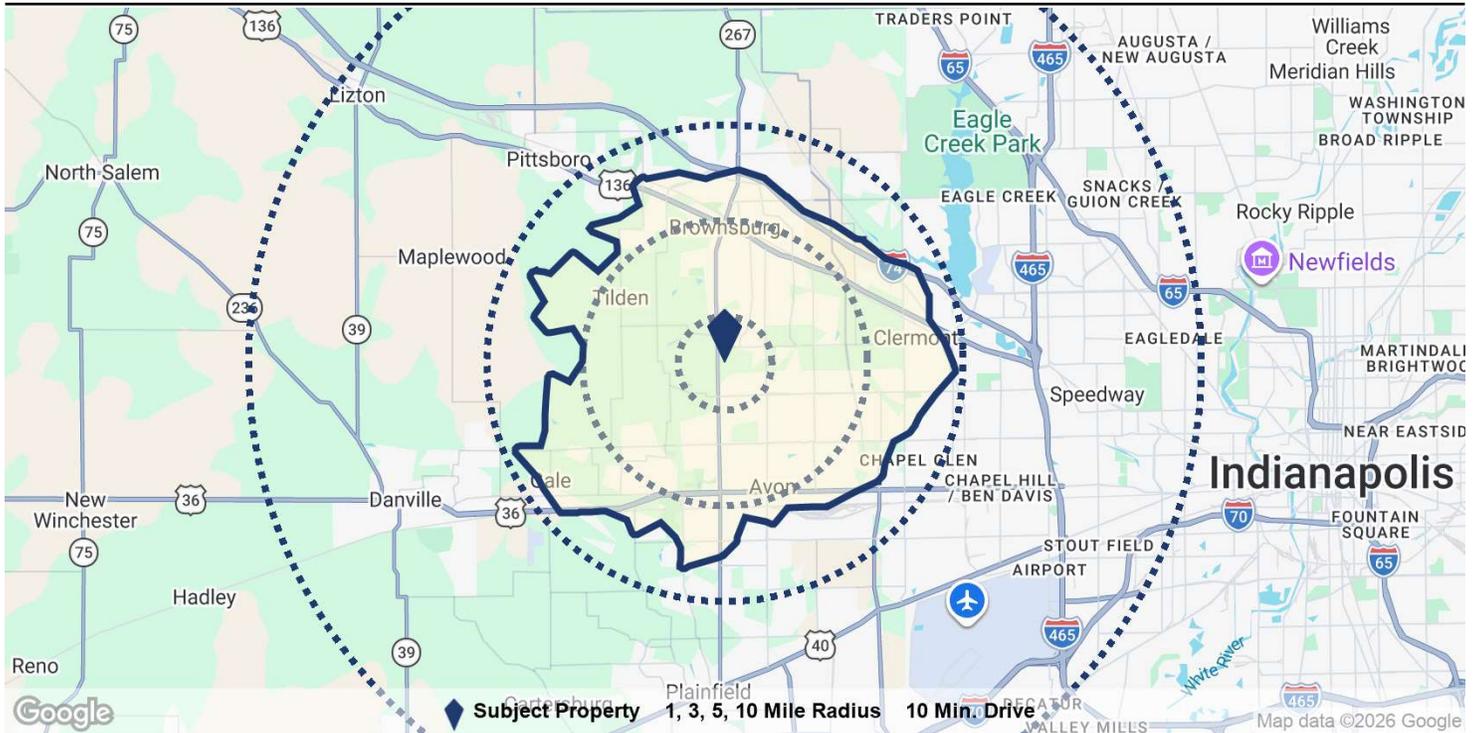
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The information contained herein was obtained from sources we deemed reliable. Property size listed is approximate. We cannot be responsible for error, omission, prior sale or lease, withdraw from the market or change in size and/or price. Broker makes no representation or warranty as to the physical or environmental condition of the property and recommends purchaser's independent investigation.

Subject Property

7154 S Northfield Dr

DEMOGRAPHICS

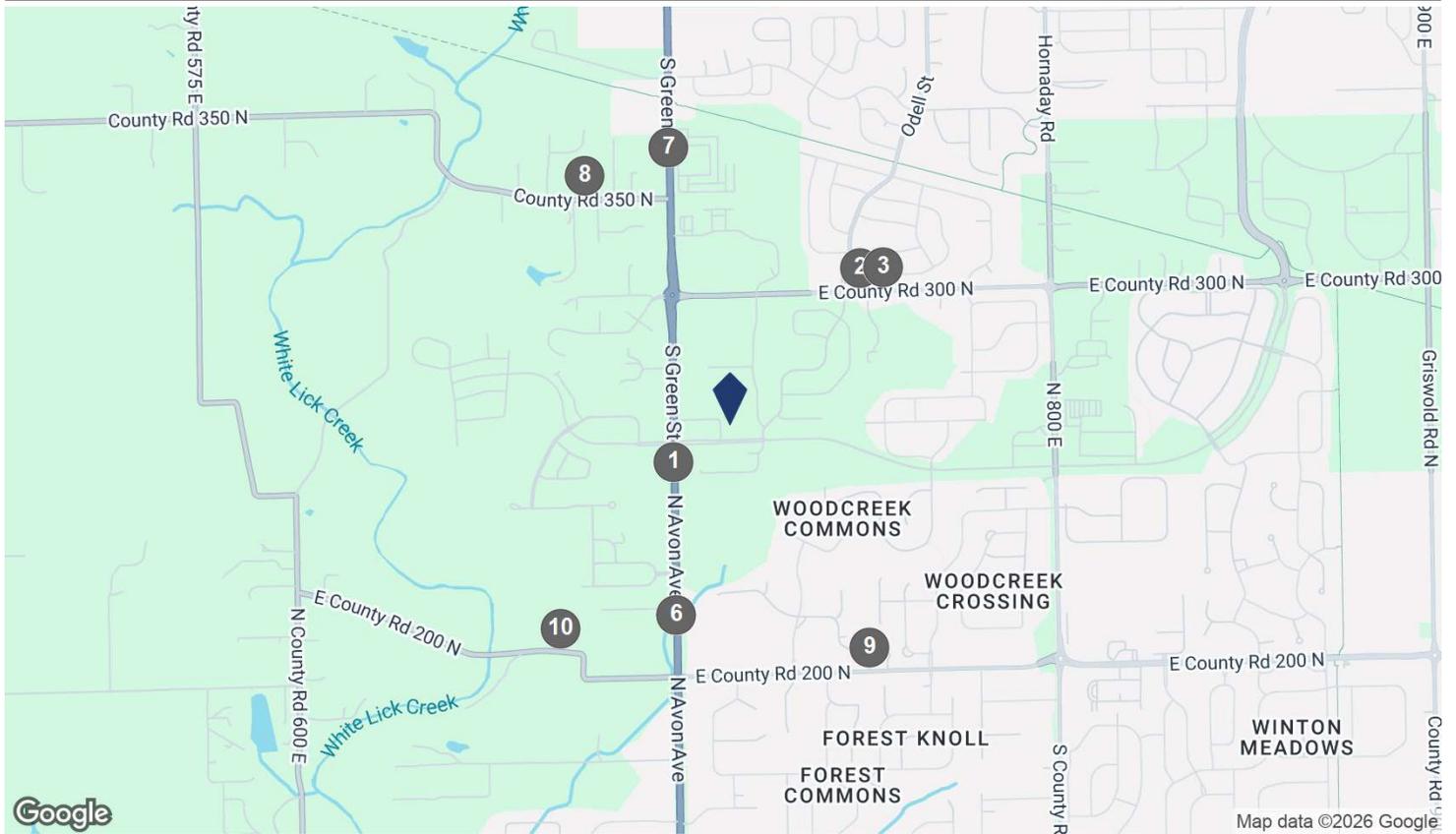


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,425	46,605	120,487	367,396	78,731
5 Yr Growth	21.0%	21.6%	18.5%	9.9%	7.0%
Median Age	38	40	39	37	39
5 Yr Forecast	40	41	41	39	41
White / Black / Hispanic	76% / 11% / 5%	76% / 12% / 6%	72% / 14% / 7%	58% / 23% / 13%	73% / 13% / 7%
5 Yr Forecast	76% / 11% / 5%	76% / 12% / 6%	72% / 14% / 7%	60% / 22% / 13%	73% / 13% / 7%
Employment	269	11,349	32,372	149,258	42,995
Buying Power	\$284.6M	\$1.7B	\$4.3B	\$9.8B	\$2.8B
5 Yr Growth	22.1%	23.6%	21.3%	13.9%	7.9%
College Graduates	39.7%	37.5%	38.9%	30.4%	46.9%
Household					
Households	2,626	17,323	44,552	139,954	29,775
5 Yr Growth	21.7%	22.3%	18.9%	9.7%	7.1%
Median Household Income	\$108,373	\$100,190	\$97,115	\$70,066	\$93,945
5 Yr Forecast	\$108,697	\$101,219	\$99,053	\$72,728	\$94,591
Average Household Income	\$138,312	\$121,868	\$116,751	\$92,215	\$114,958
5 Yr Forecast	\$140,101	\$122,747	\$118,192	\$95,395	\$115,867
% High Income (>\$75K)	71%	65%	63%	46%	63%
Housing					
Median Home Value	\$298,168	\$251,253	\$237,404	\$208,207	\$301,199
Median Year Built	2004	2000	1999	1989	1998
Owner / Renter Occupied	76% / 24%	77% / 23%	76% / 24%	61% / 39%	73% / 27%

Subject Property

7154 S Northfield Dr

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Green	Northfield Dr - N	13,130	2025	0.21 mi
2 East County Road 300 North	Odell St - W	3,802	2025	0.51 mi
3 E Co Rd 300 N	Odell St - W	397	2025	0.55 mi
4 S Green	E Wall StPike - S	11,889	2023	0.58 mi
5 Avon Road	E Wall StPike - S	11,913	2025	0.58 mi
6 Local	E Wall StPike - S	11,899	2024	0.58 mi
7 Avon Road	E Co Rd 350 N - S	21,978	2025	0.71 mi
8 E Co Rd 350 N	Sunny Dr - E	1,662	2025	0.72 mi
9 Local	S Green - E	814	2025	0.75 mi
10 E Wall Street Pike	S Green - E	815	2024	0.75 mi