

SALE / LEASE

RETAIL / OFFICE



SEC OF 146TH ST & MICHIGAN RD
ZIONSVILLE, IN 46077

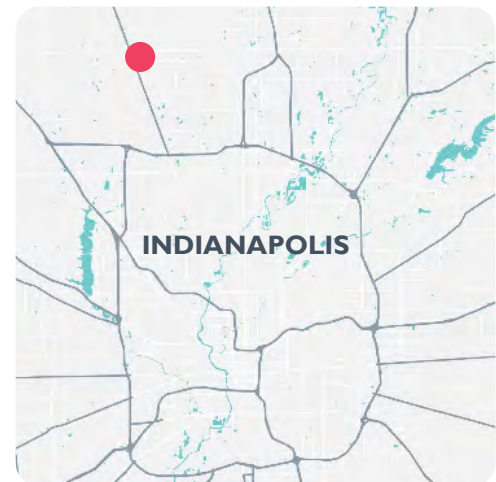


DESCRIPTION

Located at US 421 (Michigan Road) and 146th Street, this fully-zoned, 54-acre residential, retail and office development will provide shopping and dining opportunities, as well as convenient medical services, for this affluent area northwest of Indianapolis. 146th Street is a major artery, which at completion of its expansion, will connect Ronald Reagan Parkway from Hendricks County north and east to I-69.

PROPERTY HIGHLIGHTS

- Outlots For Sale, Ground Lease, Build to Suit
- Retail, Office & Medical Space for Lease in multi-tenant buildings



BRADLEY COMPANY
9000 Keystone Crossing, Suite 850
Indianapolis, IN 46240
317.352.6650

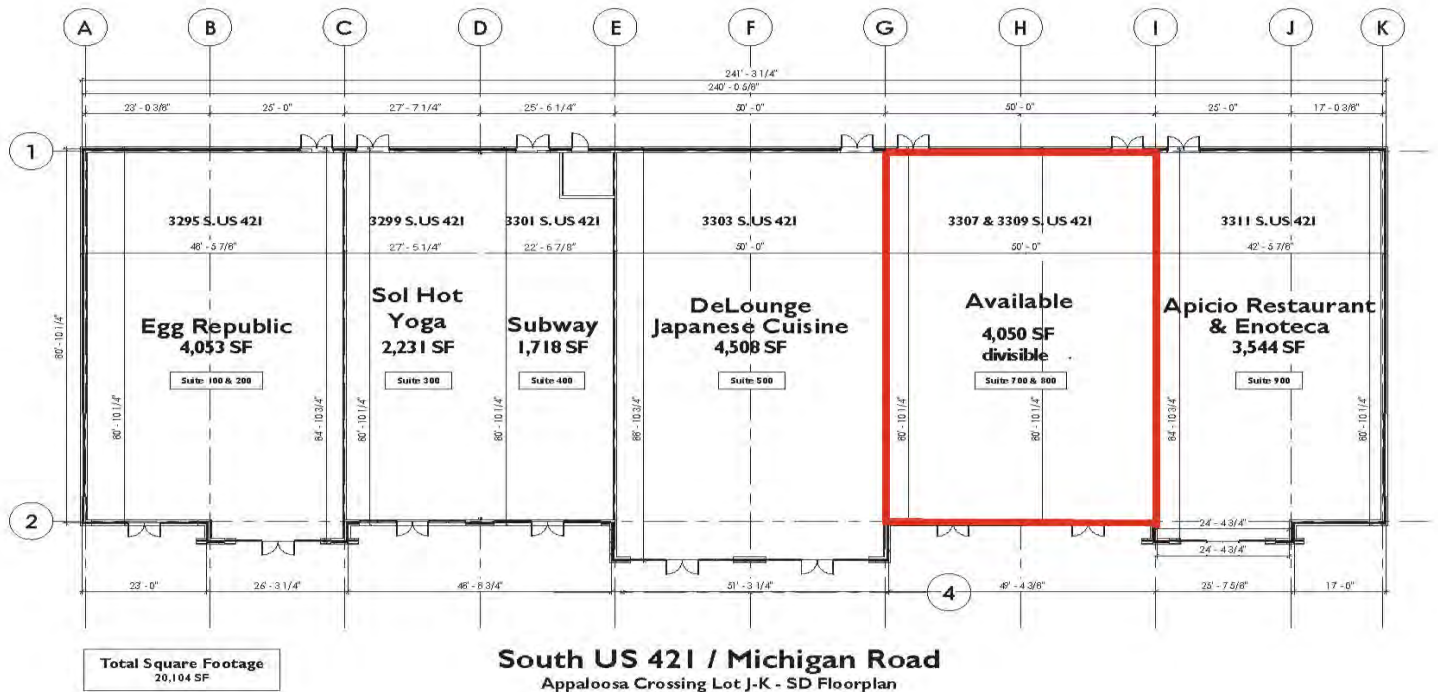
BETH PATTERSON, CCIM
Senior Vice President | Principal
t 317.663.6558 | c 317.514.8454
bpatterson@bradleyco.com



BRADLEYCO.COM



CONCEPTUAL SITE PLAN - DELIVERY Q2 2025



BETH PATTERSON, CCIM
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t 317.663.6558 | c 317.514.8454
bpatterson@bradleyco.com



NORTH SHOPS SITE PLAN & RENDERING



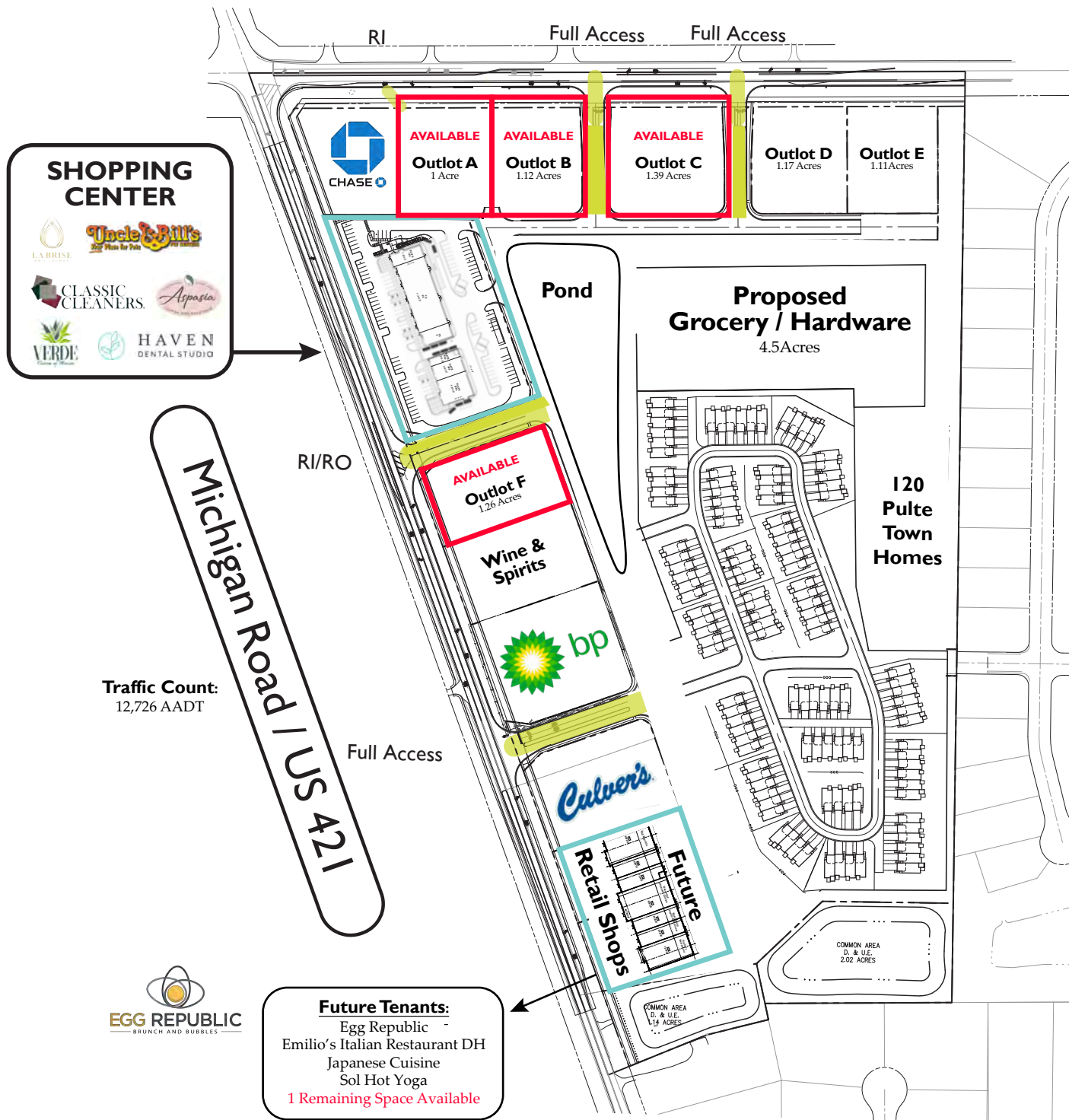
BETH PATTERSON, CCIM
Senior Vice President | Principal
t 317.663.6558 | c 317.514.8454
bpatterson@bradleyco.com



SITE PLAN

E 300 S / I46th Street

Traffic Count:
9,469 AADT



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ROADWAY EXPANSION AND AMENITIES MAP

Whitestown currently has 16 M s.f. of Industrial space. The majority was built within the past 5 years. There is another 9 M s.f. planned through 2024. Some major tenants include:



Boone County has grown by 29% since 2010 and is the 2nd fastest growing county in Indiana just behind Hamilton County.



DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	25,615	72,039	300,146
Households	8,486	25,297	119,873
Average HH Income	\$251,203	\$244,045	\$162,990
Median Age	38.8	39.0	38.1

*2010-2020 Census, 2024 Estimates with 2029 Projections

NEIGHBORHOOD STUDY, ATTACHED, SHOWS INCREASED NUMBERS.

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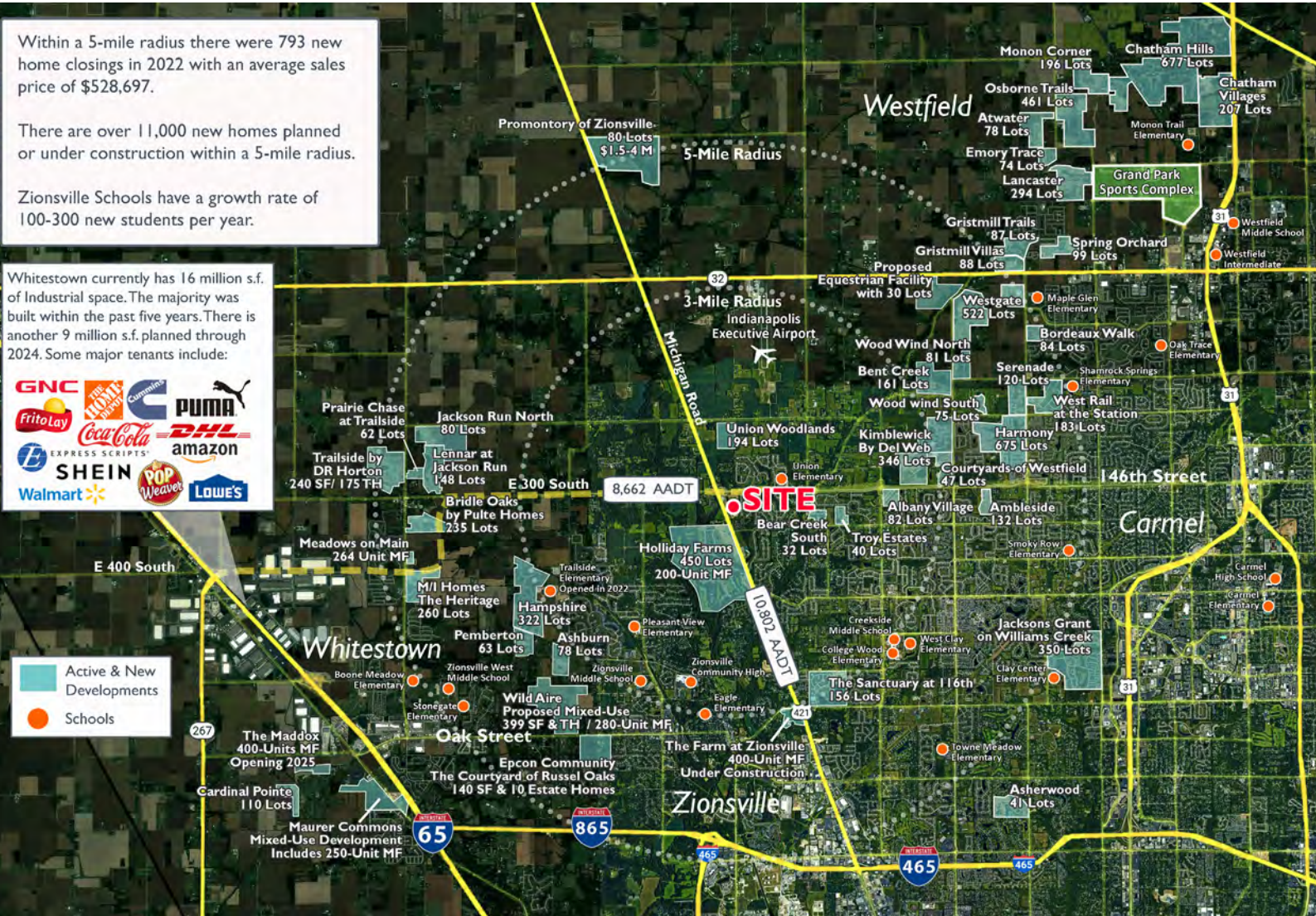
NEIGHBORHOOD EXPANSION

Within a 5-mile radius there were 793 new home closings in 2022 with an average sales price of \$528,697.

There are over 11,000 new homes planned or under construction within a 5-mile radius.

Zionsville Schools have a growth rate of 100-300 new students per year.

Whitestown currently has 16 million s.f. of Industrial space. The majority was built within the past five years. There is another 9 million s.f. planned through 2024. Some major tenants include:



ZIONSVILLE ACCOLADES

- For 20 years, the Town of Zionsville has been named by the Arbor Day Foundation as the Tree City USA community for their commitment to urban forestry.
- In 2018, the League of American Bicyclists recognized Zionsville with a bronze level Bicycle Friendly Community (BFC) award, joining 61 towns and cities in 27 states with its prestigious award.
- Zionsville has been named one of the 2019 "Best Cities to Live in Indiana" (chamberofcommerce.org), one of "Indiana's 20 Safest Cities of 2018" (SafeWise) and one of the "Most Charming Small Towns in Every State" (Reader's Digest).

CARMEL ACCOLADES

- Voted #1 Safest Midsize City in America by AdvisorSmith in 2021
- In 2020 Voted #1 Place to Live in the Midwest by Newsweek
- USA Today Voted Carmel's Christkindlmarkt, the #1 Holiday Market in the USA in 2022
- Voted #1 Best Place to Retire in the U.S (Money)

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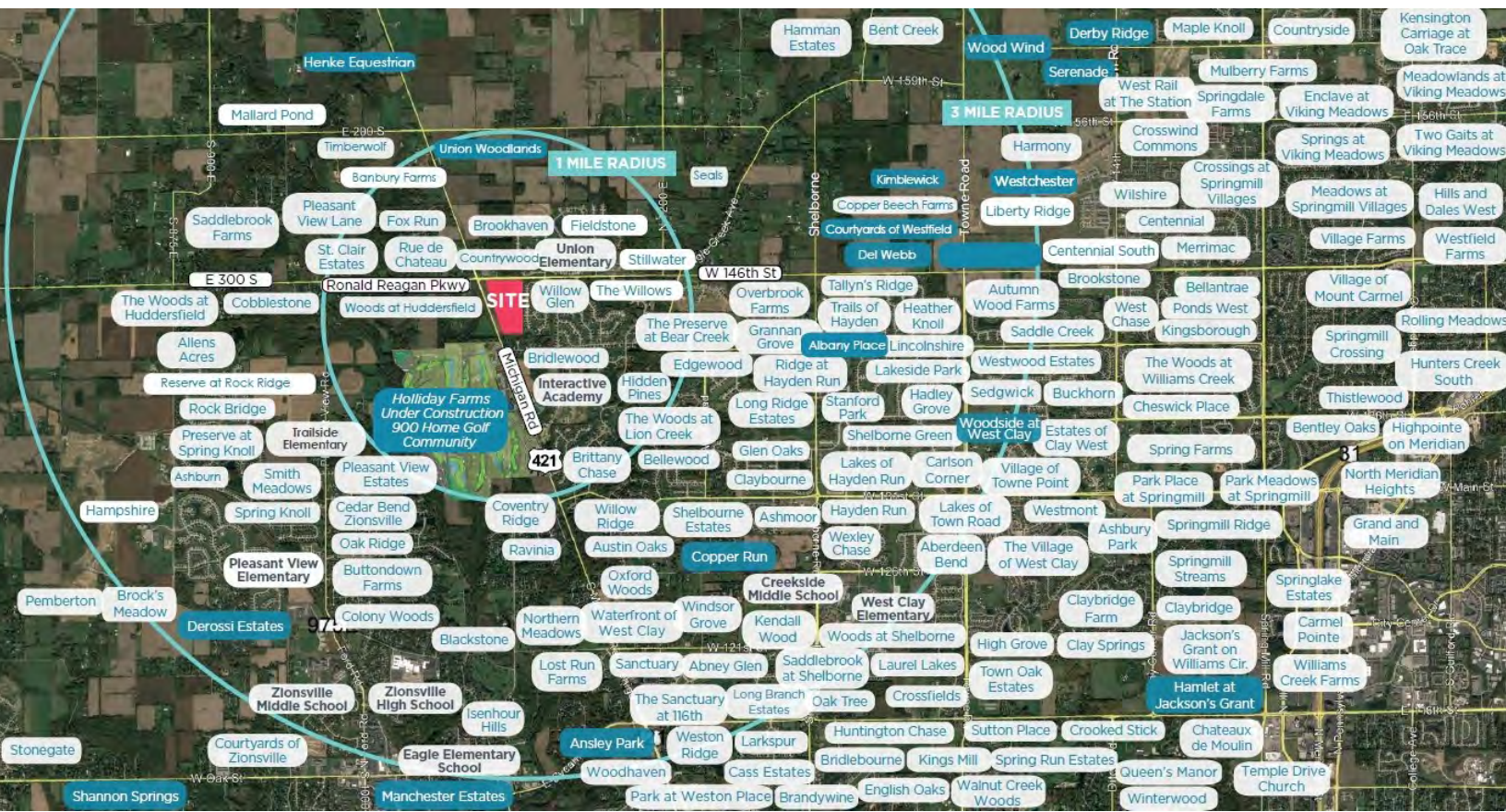


NEIGHBORHOOD MAP

146TH ST. AND MICHIGAN ST., ZIONSVILLE, IN 46077

LEASE

LAND



BETH PATTERSON, CCIM
Senior Vice President | Principal
317.663.6558
bpatterson@bradleyco.com

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