



RELIANT
PARTNERS

PRE-LEASING NOW | MCCORD SQUARE **NEW MEDICAL OFFICE BUILDING**

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

2-STORY 12,000± SF TOTAL



COMMERCIAL REAL ESTATE

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DELIVERY ANTICIPATED Q3 2026

PROPERTY FEATURES

COMMON AMENITY SPACE & CIVIC GREEN



- **MCCORD SQUARE** is a new expansive mixed-use project on US 36 with a mix of retail, commercial, multi-family and outlot opportunities creating a defined, vibrant downtown community developed through a partnership with The Town of McCordsville, Rebar Development and Pride Investment Partners.
- **NOW PRE-LEASING SPACE** in new two-story 12,000± medical office building on Lot 3 (1.08± Acres); projected delivery Q3 2026.
- New tenants in McCord Square Phase I include the following: Hancock Eye Associates, IU Health Primary Care, Leo's Eatery, Le Peep Restaurant, NineStar Connect, Rita's Italian Ice & Custard. More announcements forthcoming for Phase II.
- Lot 3 sits at the west gateway entrance to McCord Square off N 600 W and is adjacent to Phase I retail/commercial (The Jackson & The Lucas) is 100% leased with residential leasing nearing full occupancy.
- McCordsville is growing! Two new residential neighborhoods have been announced bringing at least 1,196± new homes (Colonnade, Hampton Walk, and Jacobi Farms 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 over 75,000 people.
- Major Employers include: Hancock Health, Elanco, Covance, Indiana Automotive Fasteners, Keihin NA Inc, Walmart Distribution, Amazon Distribution and Yamaha Propeller

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

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DELIVERY ANTICIPATED Q3 2026

LOT 3 PROPOSED SITE PLAN 



SITE PLANS SUBJECT TO CHANGE

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PARTIAL SITE PLAN 

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TRADE AERIAL



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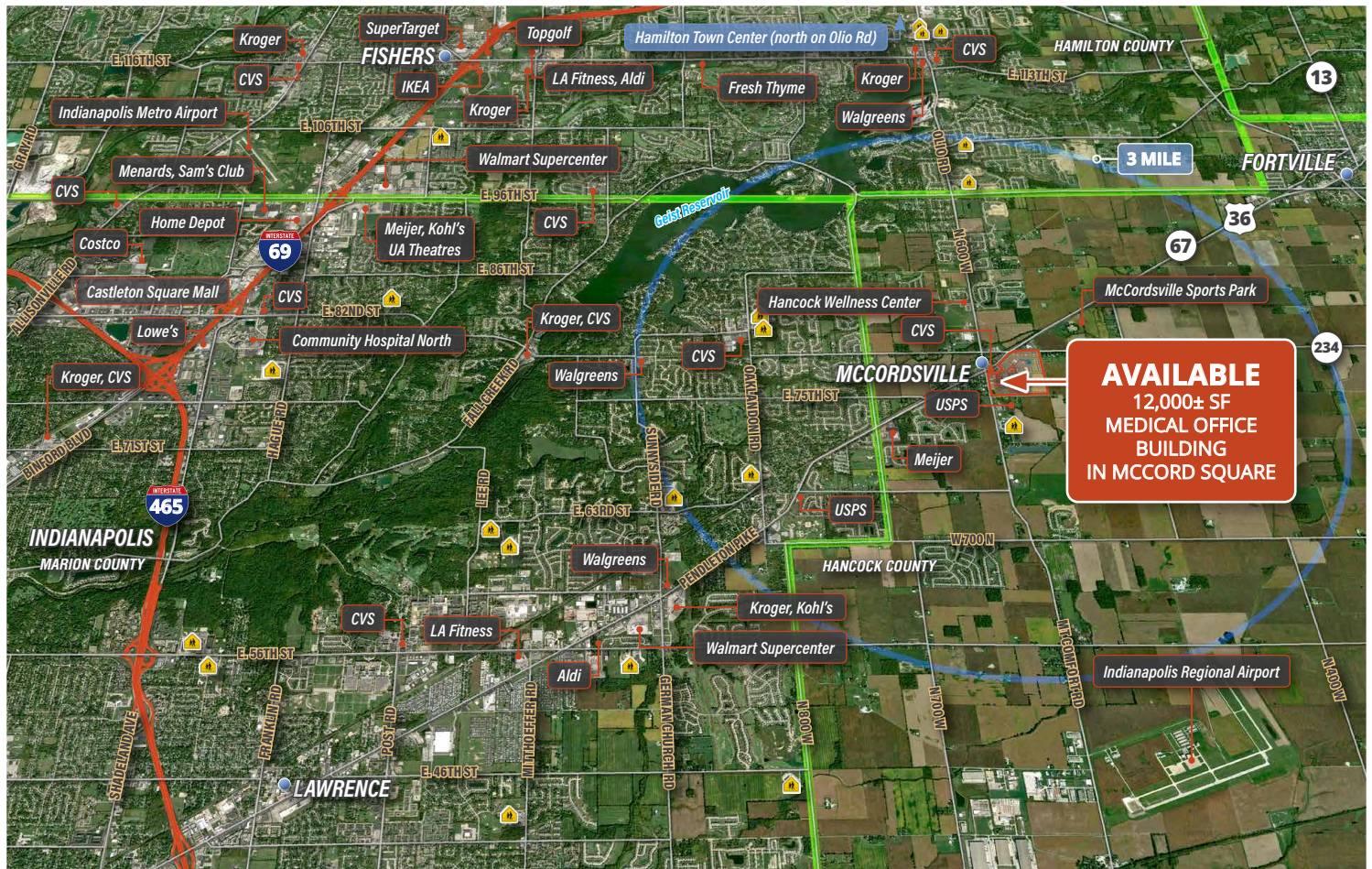


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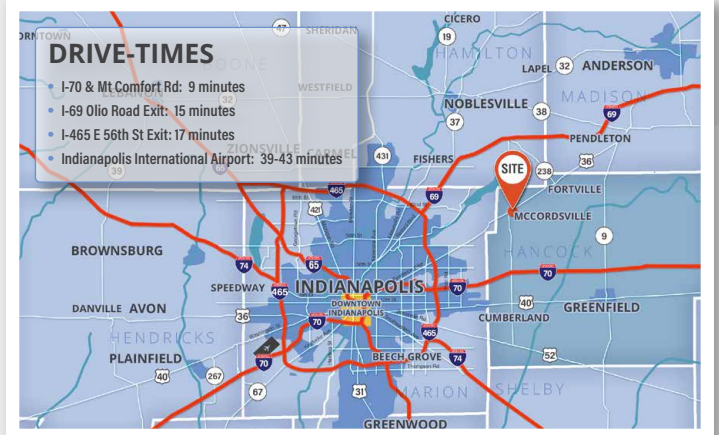
DELIVERY ANTICIPATED Q3 2026

MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE	15 MIN
Population	3,243	35,365	86,511	401,993	222,142
Proj. 5 Year Growth	13.2%	5.8%	6.5%	5.3%	4.5%
Employment	945	5,268	20,311	187,192	109,502
Households	1,149	12,569	30,253	153,549	81,071
Avg HH Income	\$114,088	\$142,808	\$147,834	\$103,634	\$98,023
Median Age	37	39	39	37	35
College Graduates	48.3%	52.3%	54.3%	41.8%	48.7%

Source: © 2025 CoStar Group - Licensed to Reliant Partners



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