

# THE FARMSTEAD at Grove & Green

3640 S US 421, Zionsville, IN 46077

**FOR LEASE**

**FUTURE MIXED-USE DEVELOPMENT**

Retail | Office | Medical | Restaurant





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Development Overview



**RETAIL | MEDICAL | OFFICE**  
Zionsville, Indiana

## DEVELOPMENT OVERVIEW

*The Farmstead at Grove & Green* development is strategically situated directly off of US-421, south of 146th Street, in the affluent town of Zionsville, Indiana. This prime location offers convenient access to major transportation routes, ensuring visibility and accessibility for residents and visitors alike.

The centerpiece of The Farmstead at Grove & Green development is the meticulously preserved historic Holliday House, which adds a touch of heritage to the project. In addition to the Holliday House, the development includes three additional buildings that are designed to complement the historical charm while providing modern functionality. These structures are poised to redefine the local landscape, offering a blend of traditional aesthetics and contemporary amenities.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,734	18,271	43,658
Total Population	6,473	49,619	115,327
Average HH Income	\$256,032	\$184,694	\$183,719

[VIEW WEBSITE](#)

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Development Highlights

## THE HOLLIDAY HOUSE

The *Holliday House*, also recognized as the Simpson-Breedlove House, stands as a testament to history and architectural charm. This two-story brick historic home, constructed in 1865, exudes timeless elegance.

This distinguished residence has been repurposed and is the centerpiece of The Farmstead at Grove & Green and currently home to The Agency, a prestigious global luxury real estate brokerage. Originally founded in Beverly Hills, CA, The Agency expanded its reach to Zionsville in May of 2023.



*The Agency*, which has expanded to 90 locations, is the first in the state of Indiana, and second in the Midwest. The Indiana office and The Farmstead at Grove & Green development is led by industry veteran and The Agency Managing Partner, Traci Garontakos.

With the historic Holliday House and the The Agency, coming together, The Farmstead at Grove & Green is poised to elevate the surrounding area to unprecedented heights. The synergy between these two entities is bound to enrich an already flourishing community.

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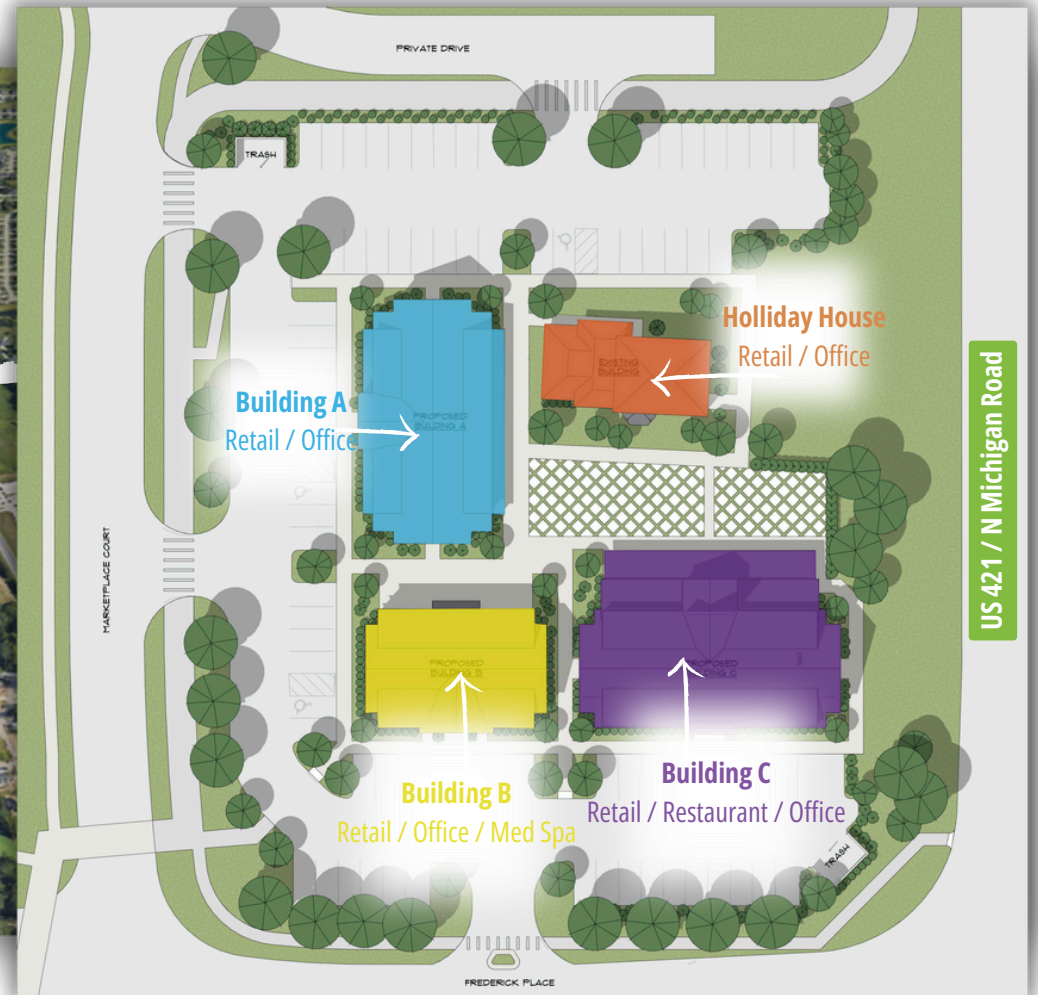
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## Site Plan



VIEW AERIAL RENDERING



US 421 / N Michigan Road

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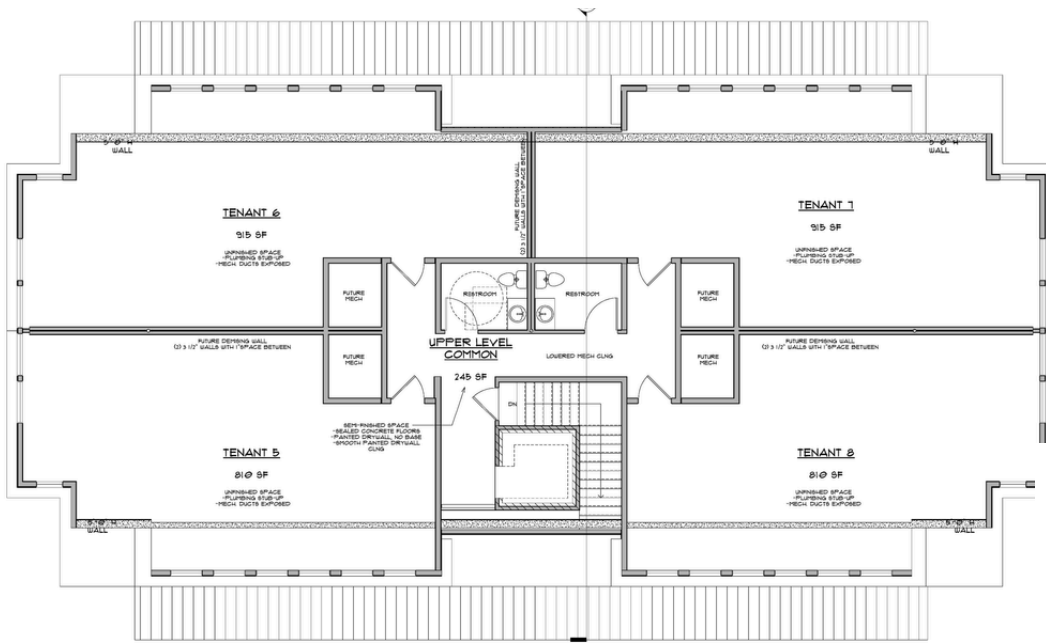




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## Building A - Floor Plans



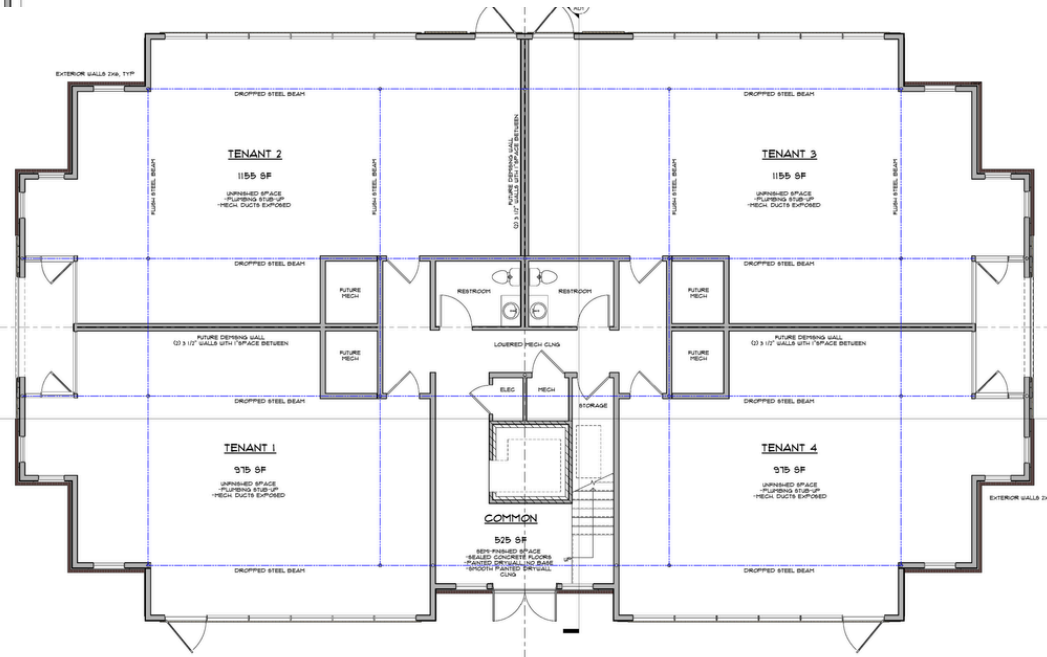
## Building A - Main Level

Available: 975 SF - 4,260 SF



## Building A - Upper Level

Available: 810 SF - 3,450 SF



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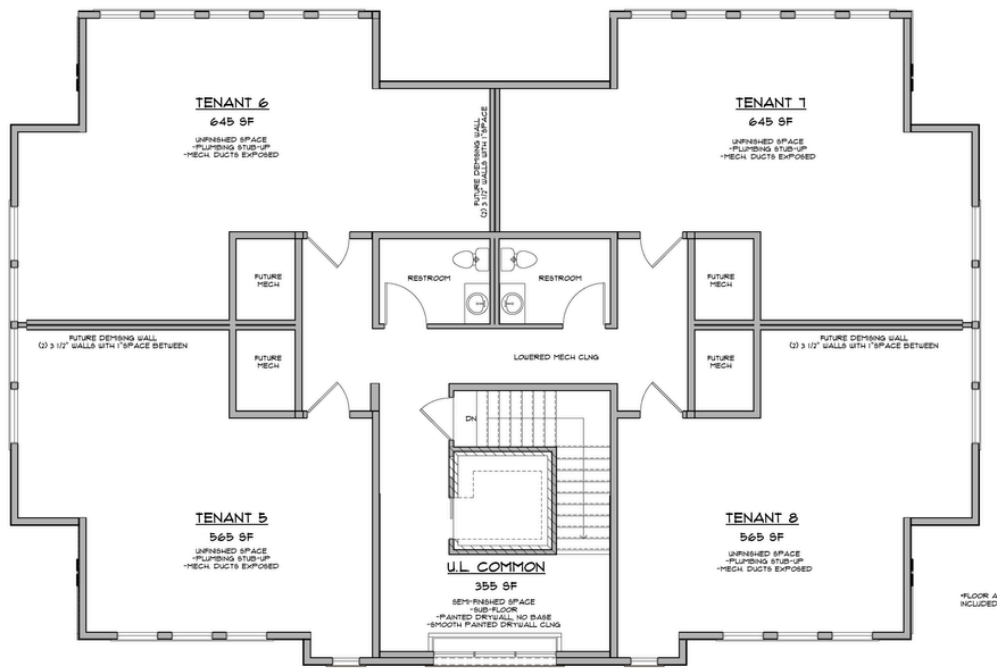




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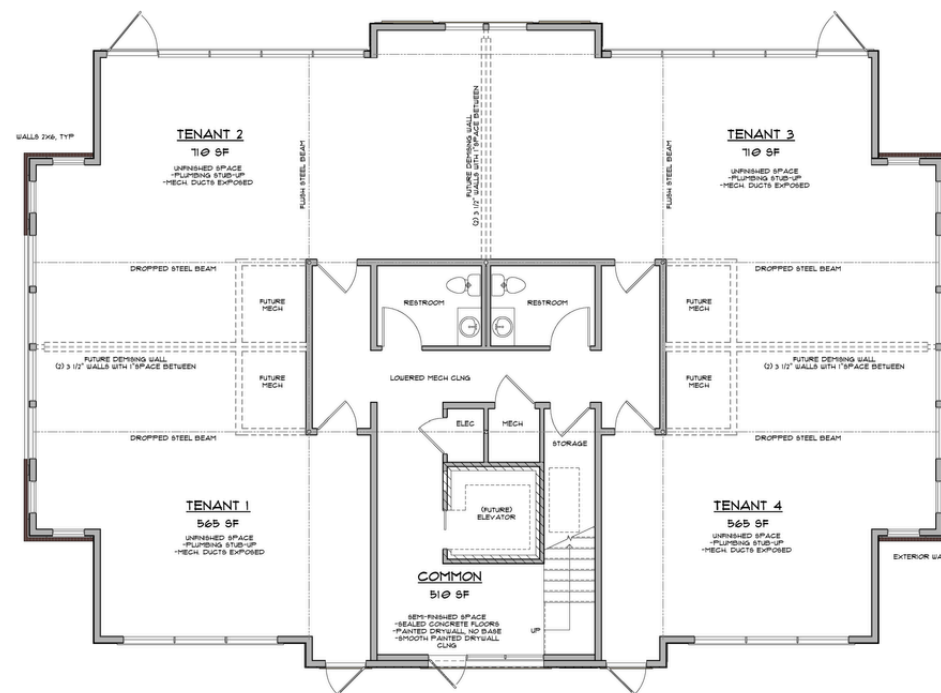
## Building B - Floor Plans



**Building B - Upper Level**  
Available: 565 SF - 2,420 SF



**Building B - Main Level**  
Available: 565 SF - 2,550 SF



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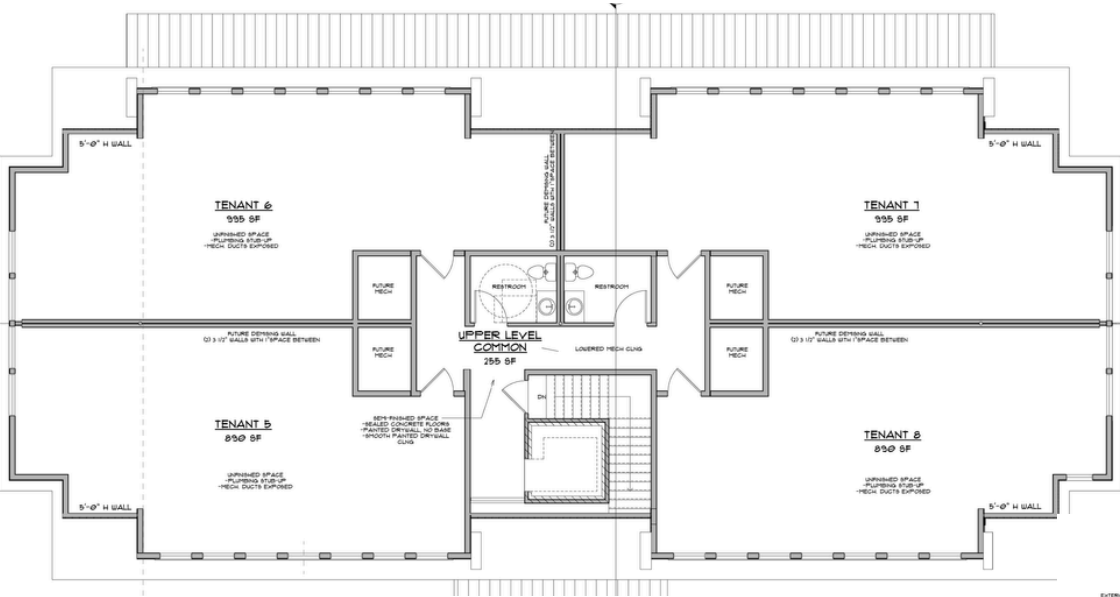
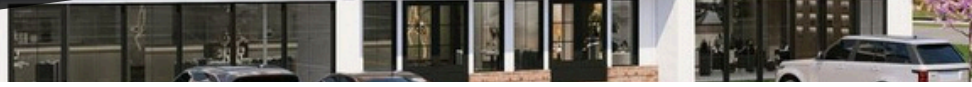




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## Building C - Floor Plans



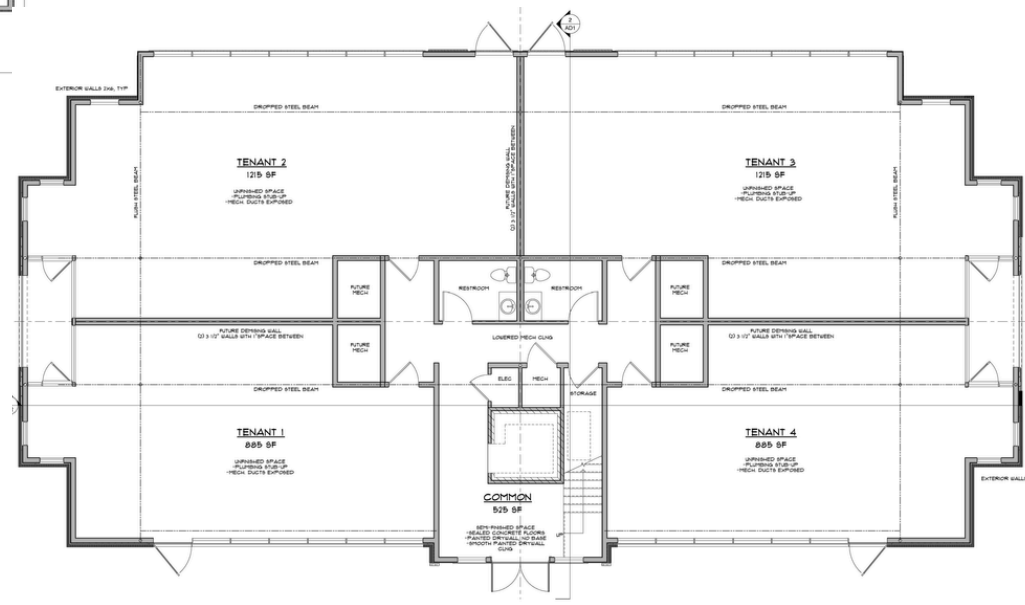
## Building C - Upper Level

Available: 890 SF - 3,770 SF



## Building C - Main Level

Available: 885 SF - 4,200 SF



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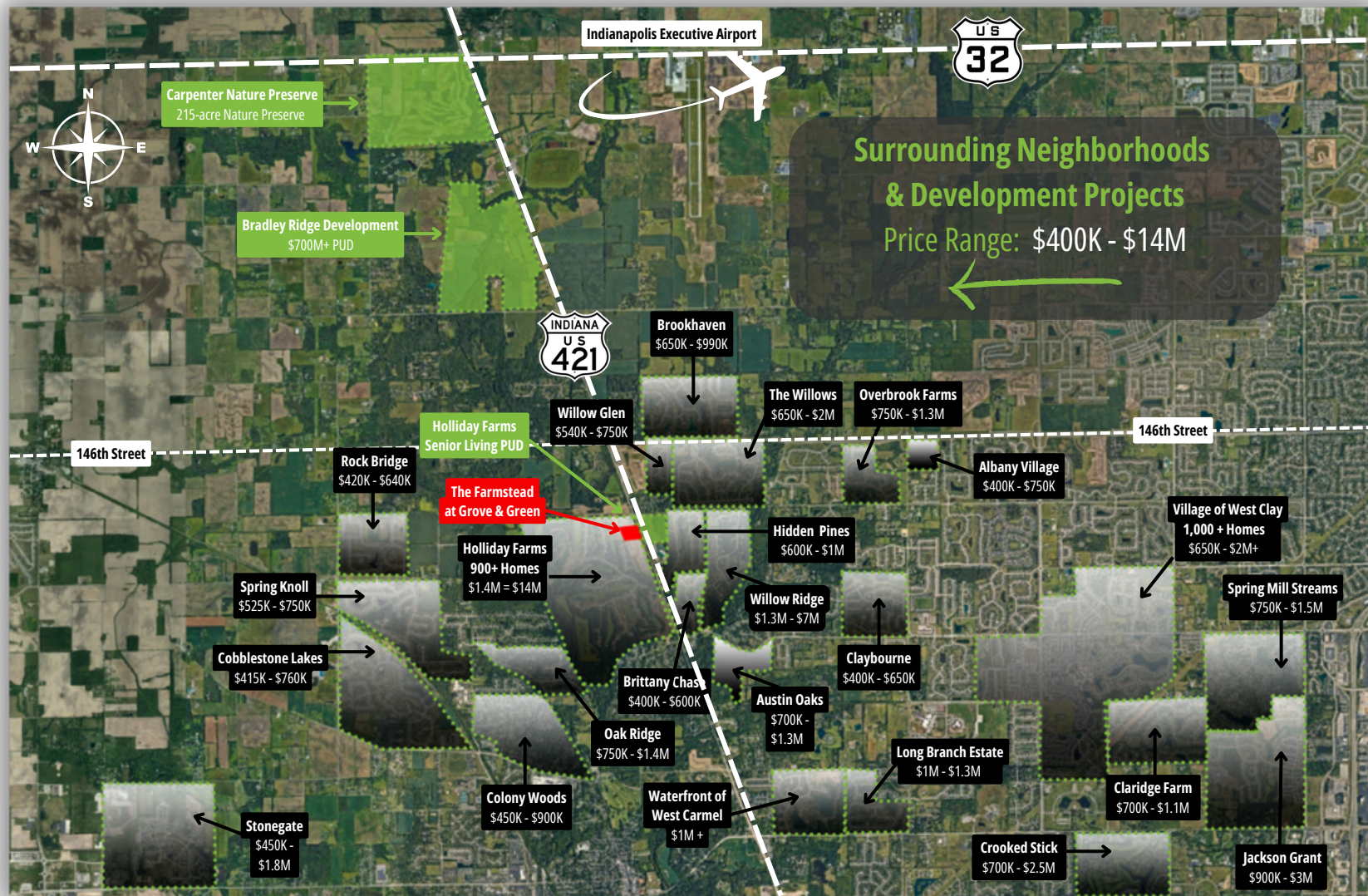




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Neighborhood Aerial



**Surrounding Neighborhoods & Development Projects**  
Price Range: \$400K - \$14M

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Development Map



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*For more information, please contact:*



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