

# For Ground Lease or BTS



## 850 W Northfield Drive

Brownsburg, IN, 46112

Northfield Pointe is a new commercial development located in the growing community of Brownsburg, Indiana. This new development is strategically positioned at the northeast corner of the Northfield Drive and N County Rd 625 E. intersection. The city of Brownsburg is in the process of establishing a four-way traffic light at the intersection. There are currently multiple commercial lots available for build-to-suit or ground lease.

### Highlights

- Located amongst multiple housing developments within Brownsburg
- Current zoning is C-2 which permits a wide array of uses including drive-thru's
- +/- 15,000 AADT along W Northfield Drive
- Available lots range from +/-0.75 - 4.0 acres

Price

Contact Broker

Available Parcels

0.75 - 4.0 AC

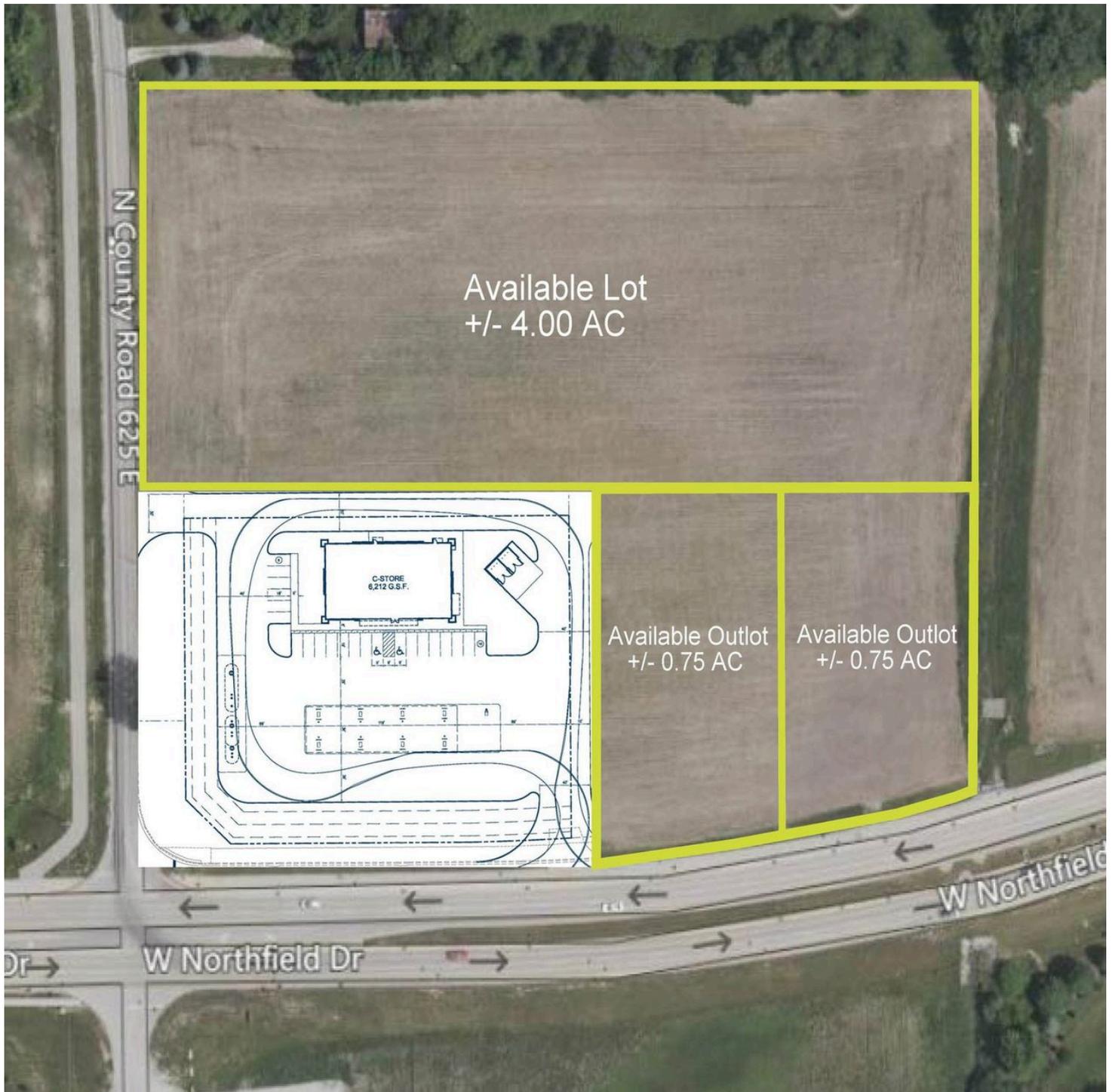


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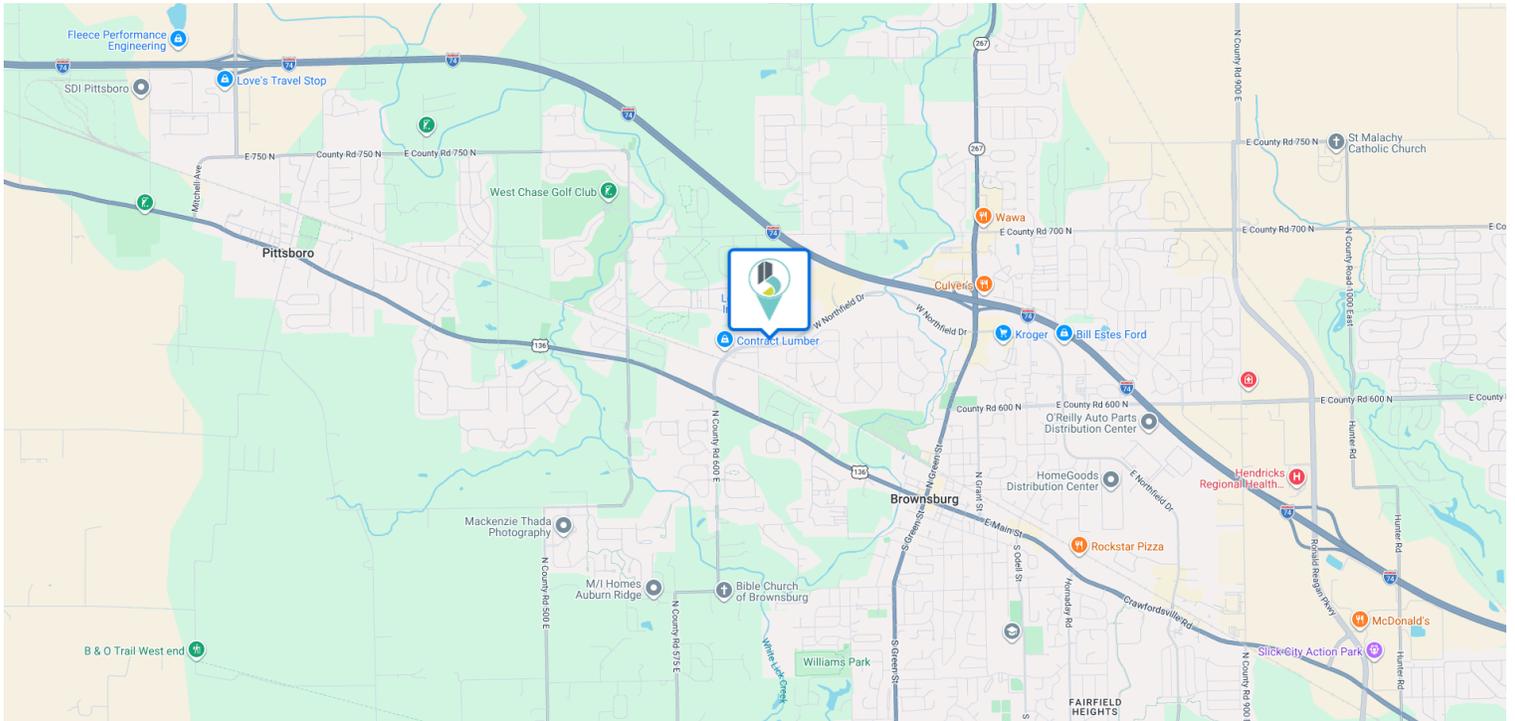
# Proposed Site Plan

850 W Northfield Drive , Brownsburg, IN 46112



# Demographics

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## Population

	1 Mile	3 Mile	5 Mile
Total Population	3,914	35,076	62,745
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

## Households & Income

	1 Mile	3 Mile	5 Mile
Total Households	1,365	13,057	22,468
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$187,363	\$144,836	\$149,265
Average House Value	\$454,571	\$338,568	\$345,347