



6080 Broadway & N 600W McCordsville Pavilion McCordsville, IN 46055 For Lease



OFFERING SUMMARY

Lease Rate:	Contact Broker
Lot Size:	.66 Acres
Zoning:	CN

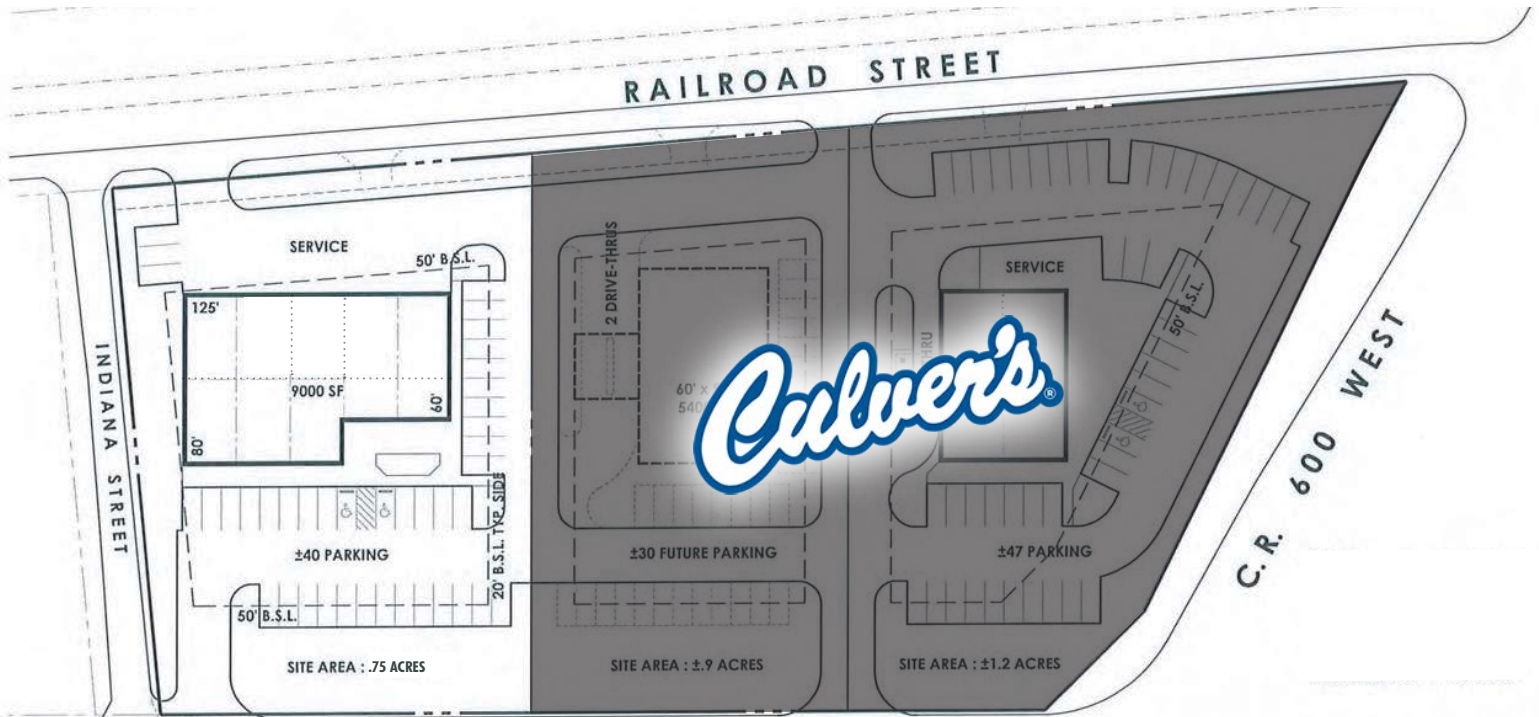
PROPERTY OVERVIEW

- .66 Acres Available
- Outstanding High Growth Location with Excellent Visibility and Access. Close Proximity to McCordsville Town Center.
- Affluent Suburban Area with an Average Household Income of \$114,543 within a 3-Mile Radius
- Pylon Signage Available
- Irreplaceable Location at the Intersection of the Olio, Mt. Comfort and Pendleton Pike Corridors

BROKERAGE | MANAGEMENT | DEVELOPMENT



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W BROADWAY/US 36

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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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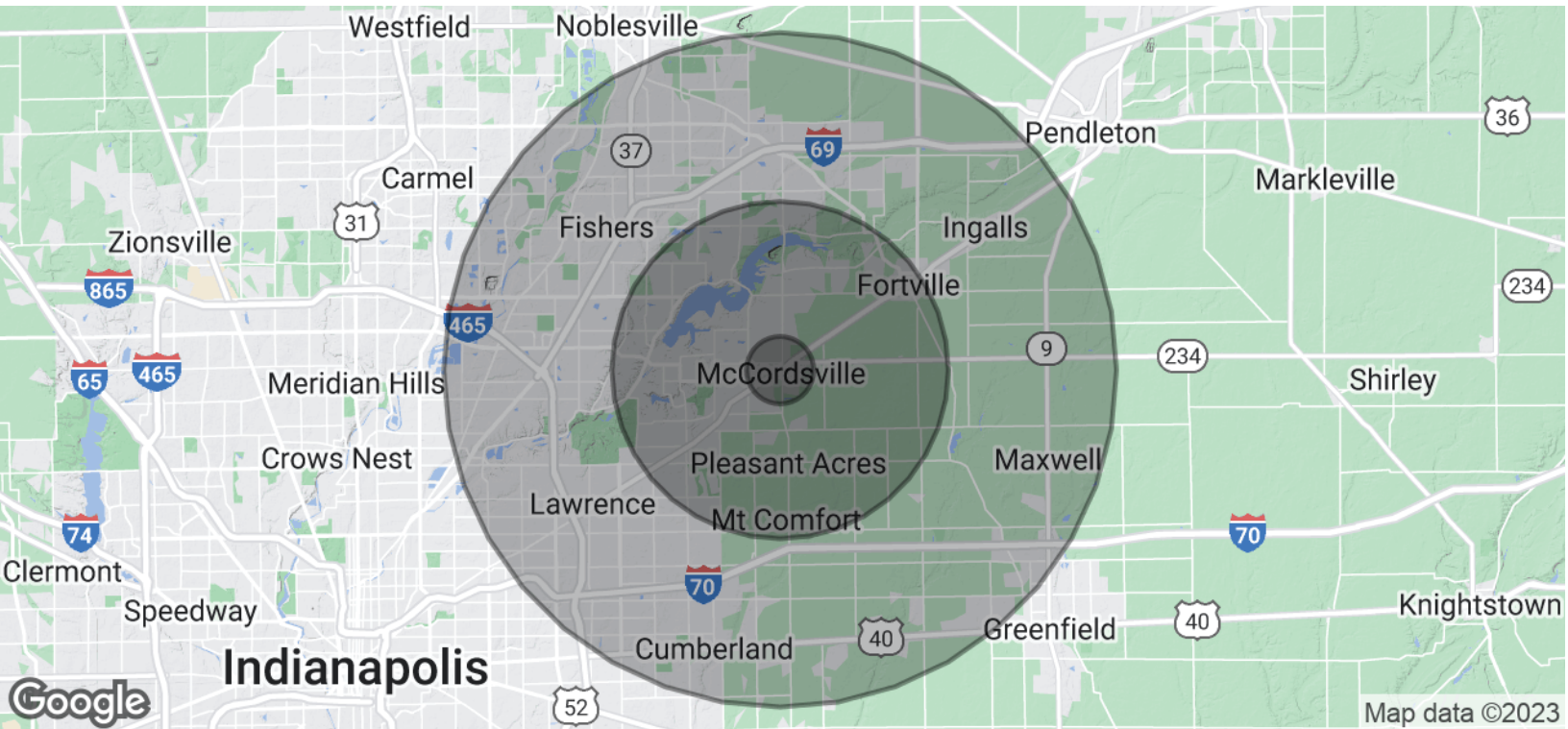


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,076	81,748	387,622
Average Age	35.7	38.7	36.7
Average Age (Male)	36.4	38.5	35.8
Average Age (Female)	36.1	39.5	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	818	30,988	162,432
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$115,113	\$131,410	\$87,992
Average House Value	\$256,615	\$288,938	\$199,620

* Demographic data derived from 2020 ACS - US Census

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