



FOR SALE
PRIME OUTLOT BLDG
WHITESTOWN, IN

4,544 SF RESTAURANT ON 1.0 AC
SALE PRICE \$2.8M

THE SHOPPES AT WHITESTOWN
6388 MILLS DRIVE, WHITESTOWN

One American Square, Suite 1800
Indianapolis, IN 46282
Main +1 317 634 6363
cushmanwakefield.com

SITE IMPROVEMENT GENERAL NOTES:

1. ALL EXISTING UTILITIES UNDER PROPOSED DRIVEWAYS INCLUDING UTILITIES SHALL BE RELOCATED TO THE PERMITTED DRIVEWAY AND SHALL BE CONFINED TO THE DRIVEWAY TO THE BOTTOM OF THE DRIVEWAY.
2. WHERE NECESSARY, UTILITY SERVICE CONDUITS SHALL BE RELOCATED UNDER DRIVEWAYS AND SHALL BE PROTECTED BY A MINIMUM 4" THICK CONCRETE SLAB WITH A 1" THICK REINFORCING BAR.
3. FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN THIS AREA, APPROXIMATE GRADE SHALL BE CHECKED AND ADJUSTED TO THE FINISHED GRADE INDICATED ON THE UNDERGROUND UTILITY LOCATION SHEET.
4. THE CONSTRUCTION OF THIS PROJECT IS TO BE IN ACCORDANCE WITH THE HANDBOOK FOR THE DESIGN AND CONSTRUCTION OF DRIVEWAYS AND CONCRETE DRIVEWAYS. THE HANDBOOK SHALL BE USED FOR ALL DRIVEWAY DESIGN AND CONSTRUCTION. THE HANDBOOK SHALL BE USED FOR ALL DRIVEWAY DESIGN AND CONSTRUCTION. THE HANDBOOK SHALL BE USED FOR ALL DRIVEWAY DESIGN AND CONSTRUCTION.
5. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ALL 316. FORMED CONCRETE SHALL BE CONCRETE PLACED IN ACCORDANCE WITH ALL 316. FORMED CONCRETE SHALL BE CONCRETE PLACED IN ACCORDANCE WITH ALL 316. FORMED CONCRETE SHALL BE CONCRETE PLACED IN ACCORDANCE WITH ALL 316.

GEOMETRIC LAYOUT NOTES:


1. DRIVEWAY SPACING SHALL BE 12' ON CENTER.
2. DRIVEWAY WIDTH SHALL BE 12' ON CENTER.
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5. DRIVEWAY SPACING SHALL BE 12' ON CENTER.

BENCHMARK INFORMATION:

1. BENCHMARK INFORMATION: (IN FEET)
2. BENCHMARK INFORMATION: (IN FEET)



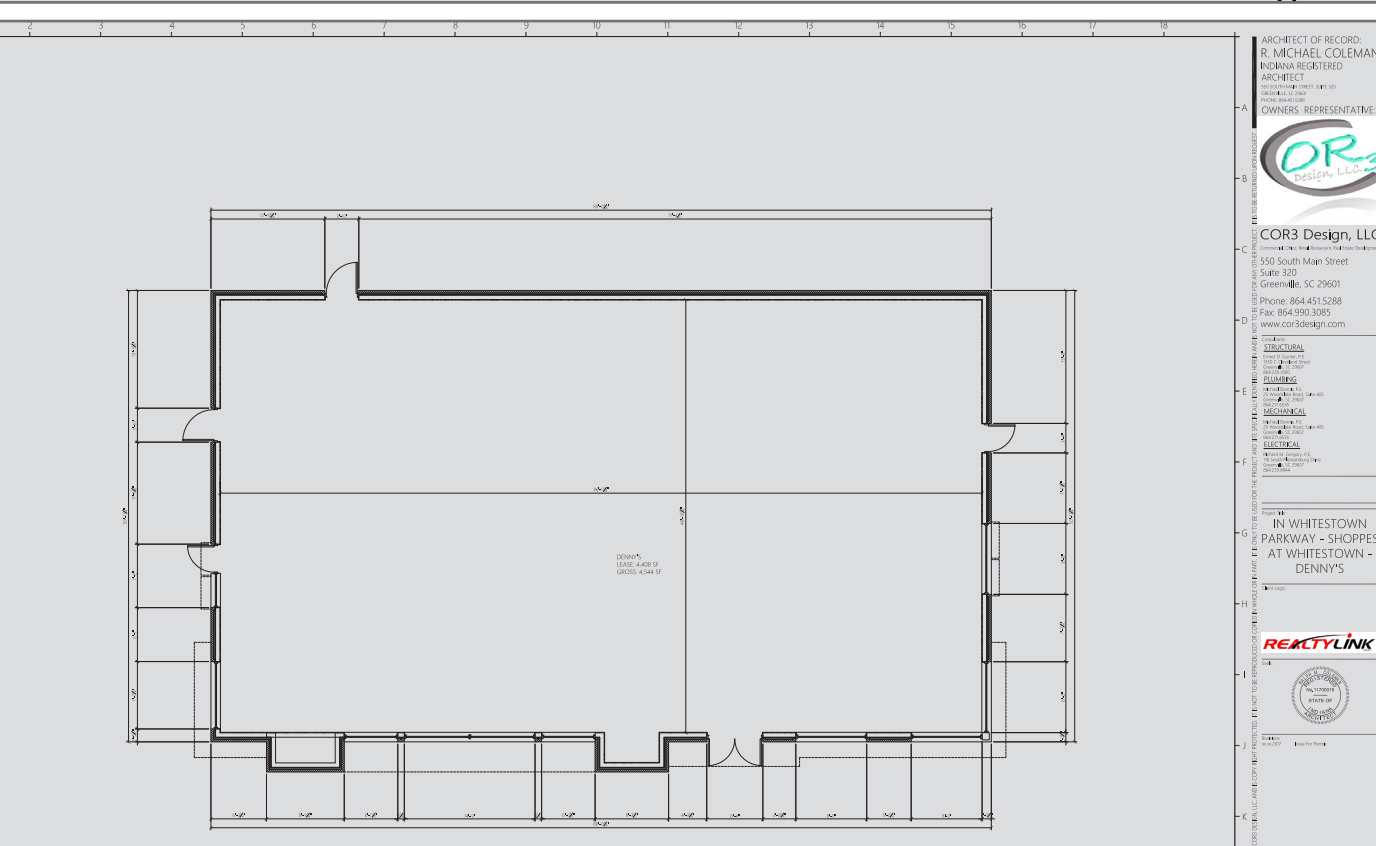
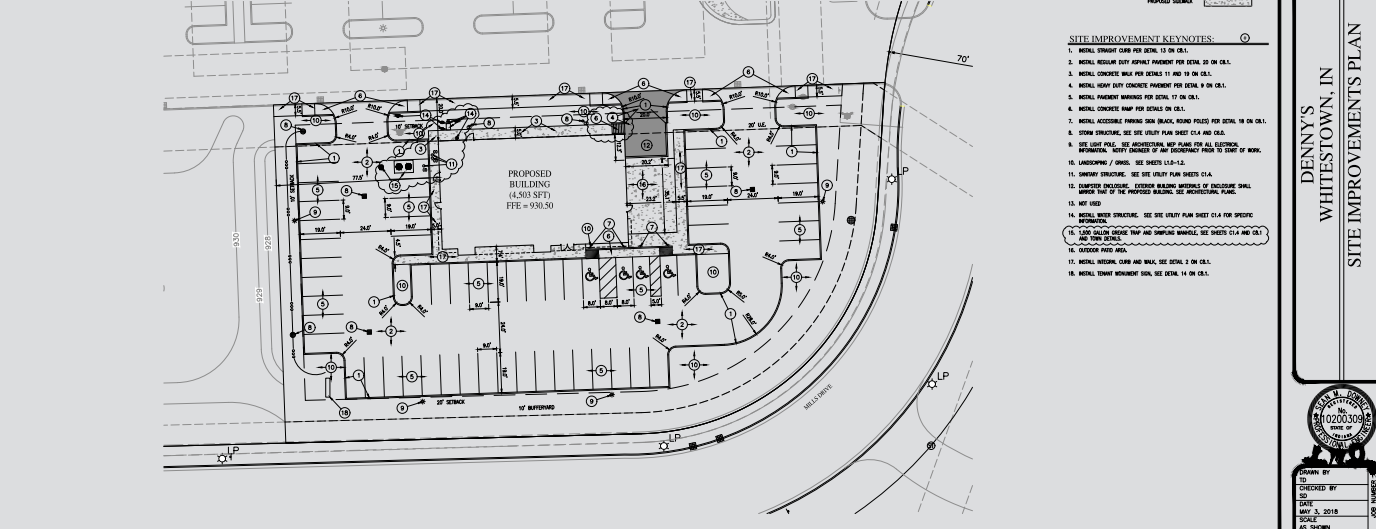
Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE
(IN FEET)

LEGEND:

EXISTING	PROPOSED
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ARCHITECT OF RECORD:
R. MICHAEL COLEMAN
INDIANA REGISTERED ARCHITECT
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IN WHITESTOWN PARKWAY - SHOPS AT WHITESTOWN - DENNY'S





Outdoor Patio Seating



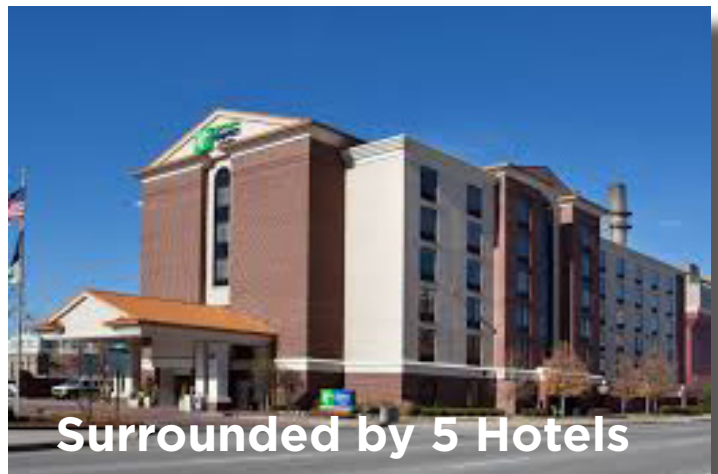
Open Concept



Furniture Included



Updated Design



Surrounded by 5 Hotels



- I-65 TRAFFIC COUNT OF 95,980 AADT
- WHITESTOWN PARKWAY TRAFFIC COUNT OF 30,395 VPD

Radius Demographics - 10 Mile Radius

Population.....	258,365
Daytime Population	195,441
Projected Population	272,182
Estimated Households	102,115
Projected Households.....	107,613
Avg. Household Income	\$145,779
Projected Avg. Household Income	\$155,279

Contact

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