

SOMERSET SHOPPES

1 N State Road 135 - Bargersville, IN 46106



MIDLAND ATLANTIC
PROPERTIES



**Coming Soon
New Retail Shops and Outlots
Now Preleasing!**

Great Clips
DENTISTRY
FIT BODY BOOT CAMP
ATHLETICO
antilogy

Fusion
T-Mobile
Protein Nails



State Road 135



Smokey Row Road



PROPERTY OVERVIEW

Pre-leasing New Construction Retail Development. Retail Shops for Lease and Prime Outlots for Ground Lease

PROPERTY HIGHLIGHTS

- Located on State Road 135 just South of Smokey Row Rd Directly Across from Kroger Marketplace and Proposed Meijer
- Fast Growing Greenwood / Bargersville / Center Grove Trade Area
- Prime Frontage on State Road 135
- Population of Over 34,000 in 3-Miles with Over 5,000 Single and Multifamily Homes Planned in the Immediate Area
- Average Household Income Over \$140,000 in 3-Miles
- High traffic counts of 19,998 VPD

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	34,960	105,574
Average HH Income	\$143,491	\$122,130
Businesses	1,050	3,252
Employees	5,886	20,463

TRAFFIC COUNTS

SR 135	19,998
Smokey Row Road	6,726



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

ALEX WENDT

Direct: 317.806.8483
Cell: 317.714.2820
awendt@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

SOMERSET SHOPPES

1 N State Road 135 - Bargersville, IN 46106



MIDLAND ATLANTIC
PROPERTIES

IN-144

MORGANTOWN ROAD

WHITELAND ROAD

Hickory Stick Golf Club

SMOKEY ROW ROAD

Center Grove Schools (4,000 Students)

**Coming Soon
New Retail Shops and Outlots
Now Preleasing!**

meijer

STATE ROAD 135

STONES CROSSING ROAD

CVS pharmacy

Our Table Restaurant

goodwill

Community Health Network

NOBLE ROMAN'S CRAFT PIZZA & PUB

DOLLAR TREE

TRIED & TRUE ALEHOUSE

TACO BELL

McDonald's

Dye's Walk Country Club

IU Health (Future Development)

FLAP JACK RESTAURANTS

Shell

True Value

Kroger Marketplace

KROGER FUEL

BURGER KING

KOPETSKY AUTO WASH

Great Clips

Auto Zone

Franciscan EXPRESSCARE

Citizens Bank

Arbor, 500+ Homes Planned

200+ New Apartments

SOMERSET SHOPPES

1 N State Road 135 - Bargersville, IN 46106



MIDLAND ATLANTIC
PROPERTIES



SOMERSET SHOPPES

1 N State Road 135 - Bargersville, IN 46106



MIDLAND ATLANTIC
PROPERTIES

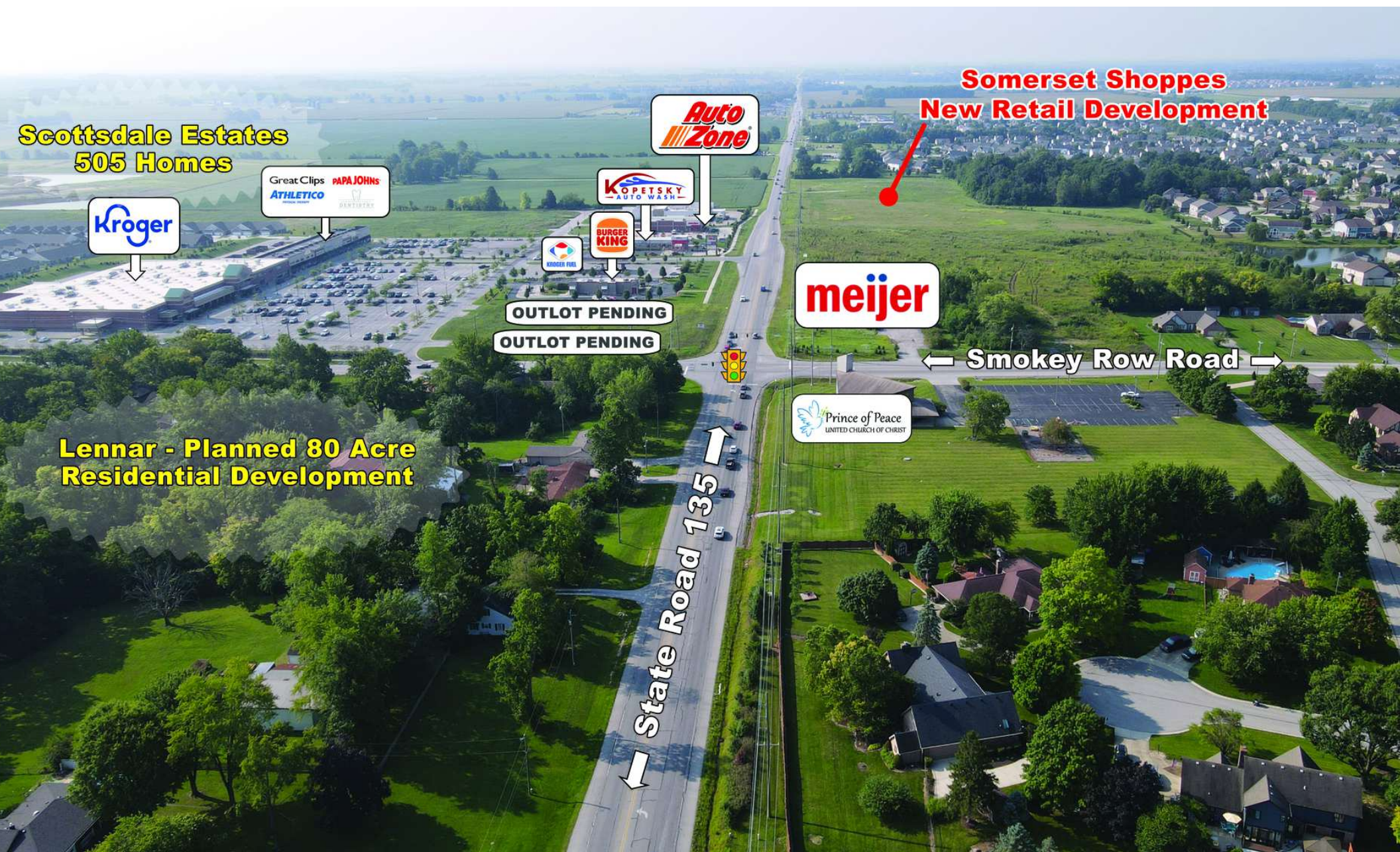


SOMERSET SHOPPES

1 N State Road 135 Bargersville, IN 46106



MIDLAND ATLANTIC
PROPERTIES



**Lennar - Planned 80 Acre
Residential Development**

SOMERSET SHOPPES

1 N State Road 135 - Bargersville, IN 46106



MIDLAND ATLANTIC
PROPERTIES



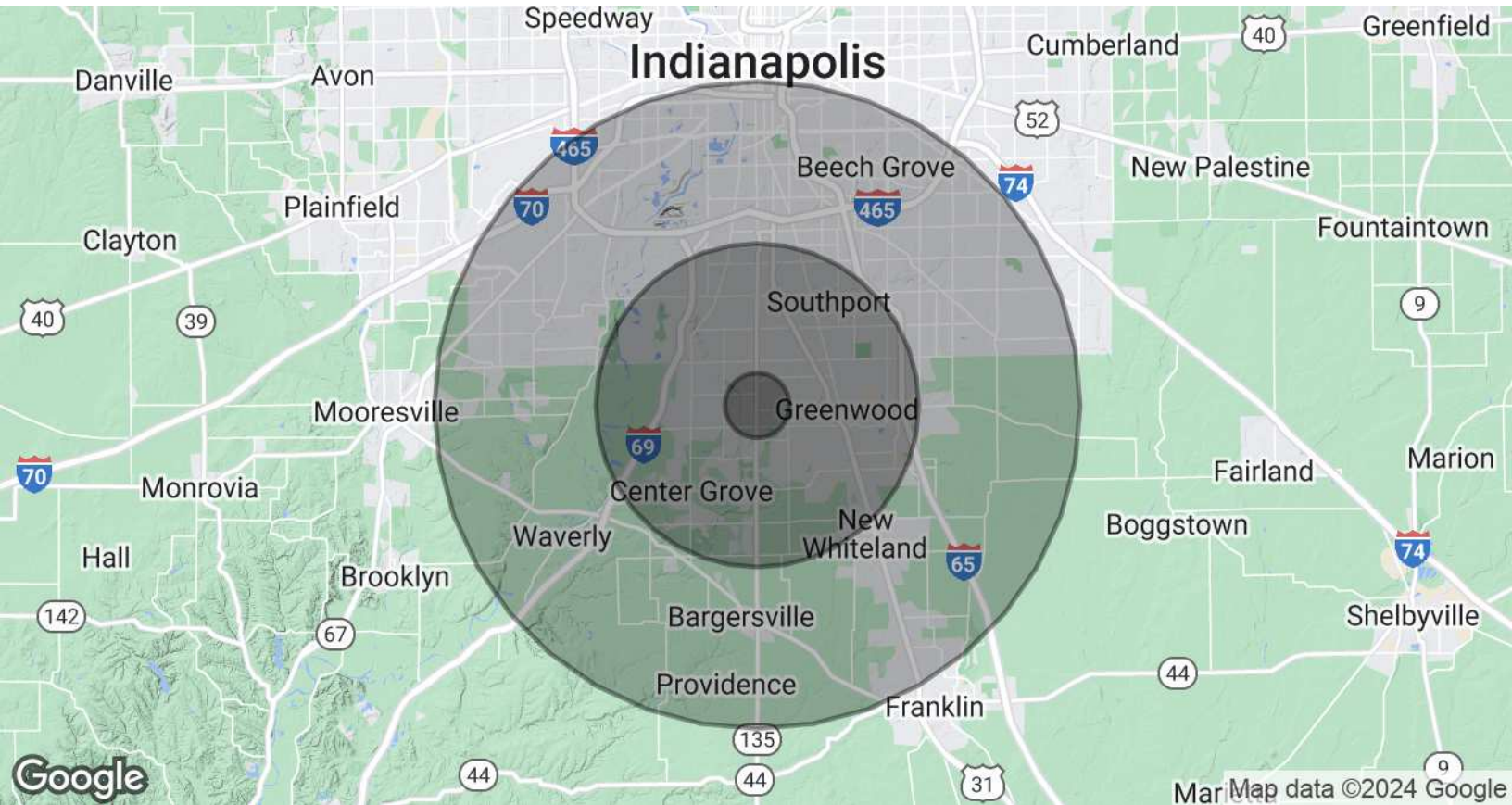
Johnson County, Indiana
 County Population: 168,398
 Greenwood Population: 66,721
 Franklin, IN is the County Seat
 Per Capita Growth: 28% Since 2008
 Over 5,000 New Homes Under Construction or Planned

SOMERSET SHOPPES

1 N State Road 135 - Bargersville, IN 46106



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	4,602	34,960	105,574
Projected Annual Growth (2023-2028)	3.0%	1.5%	1.3%
Total Households	1,610	12,527	39,393
Median Home Value	\$328,901	\$313,171	\$249,010

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$116,363	\$143,491	\$122,130
Daytime Population (16+ years)	1,531	14,592	46,160
Total Businesses	81	1,050	3,252
Total Employees	354	5,886	20,463

MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

ALEX WENDT

Direct: 317.806.8483
Cell: 317.714.2820
awendt@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.