



Mt. Comfort Shops

3097 N. Mt. Comfort Rd

Greenfield, IN 46140

For Lease/Land Lease/BTS



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	3.8 AC
Zoning:	B-1
Submarket:	Hancock County

A new multi-tenant development project

- NEC of Mt. Comfort Rd & CR 300N Roundabout / Just North of I-70
- Roundabout Completed as part of the Mt. Comfort Corridor
- Restaurant, Fast Casual, Dining, Medical, and Corporate Offices
- Property is Divisible
- Many Design and Layout options available
- 35+ years of development experience
- Walmart to be open for Christmas 2022
- Corporate neighbors include Reebok, Adidas, Formica, & Caterpillar
- Fast growing business and residential area
- Mt. Comfort Road is being developed as a Connector Road
- Fast growing business and residential area
- CARVANA doubling its workforce from 150 to 300 Employees
- New Hancock County Hospital Campus Under Construction
- Next to Mt. Comfort Air Park – 160 acres Master Planned Business Park
- Designated as a Shovel Ready Property by the State of Indiana
- Excellent Visibility* Easy Ingress and Egress from 2 Entry Points
- Great access to anywhere on the East side of Indianapolis
- Proposed tunnel project with the freight lines in McCordsville (approximately 5-6 years out at least) will alleviate traffic congestion and improve traffic counts
- There will also be 3 residential developments going under construction totaling 1,000 units.
- For the Town Center, 90 Acres of the 130 Acres are under contract and will be fully executed in 15-30 days. One of the mixed use projects, which is 40 acres, will have approximately 200 apartments and 13,000-15,000 sf of retail. Phase 1 of that began Spring 2022.

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

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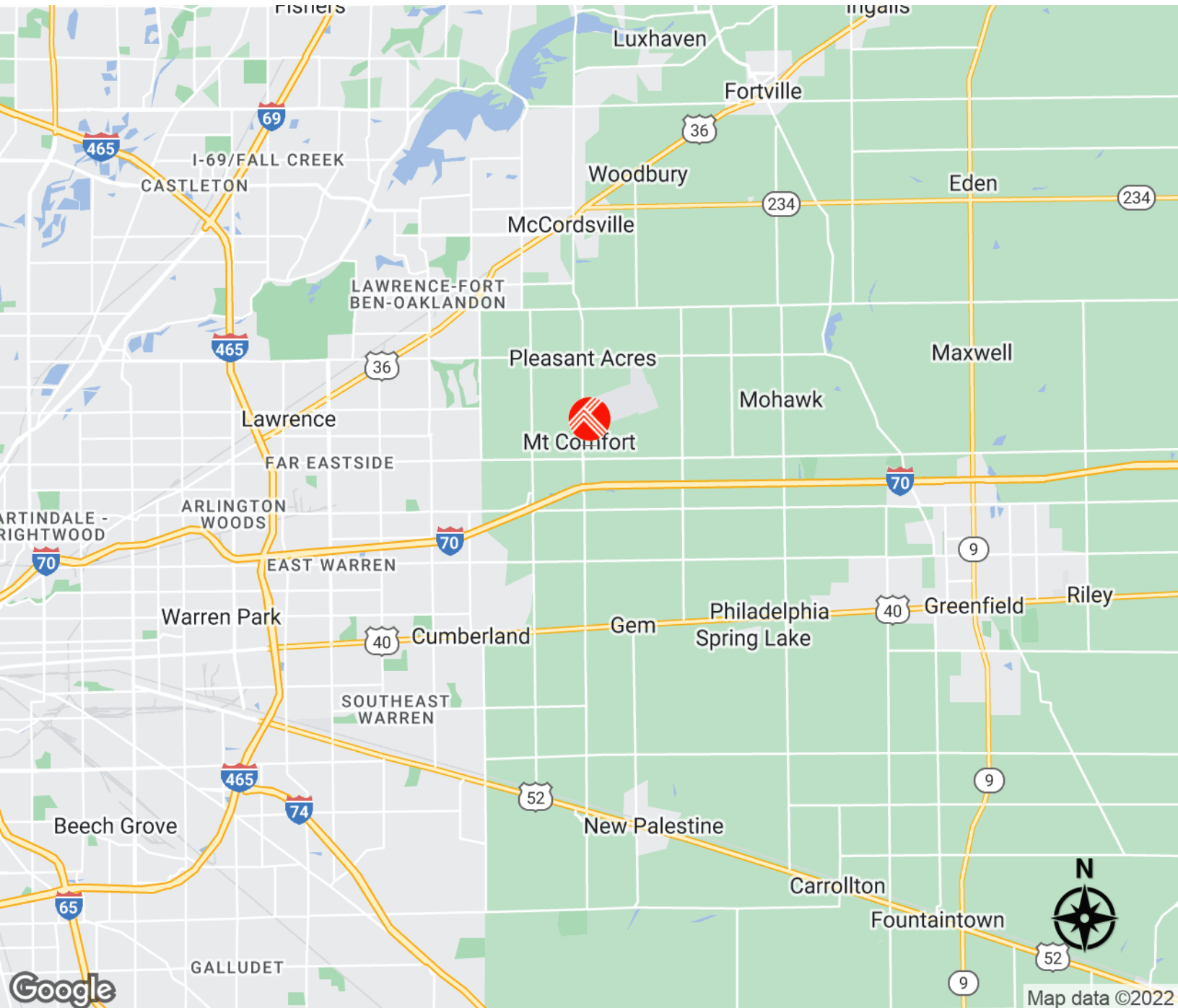
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Area Map



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Area Retailers



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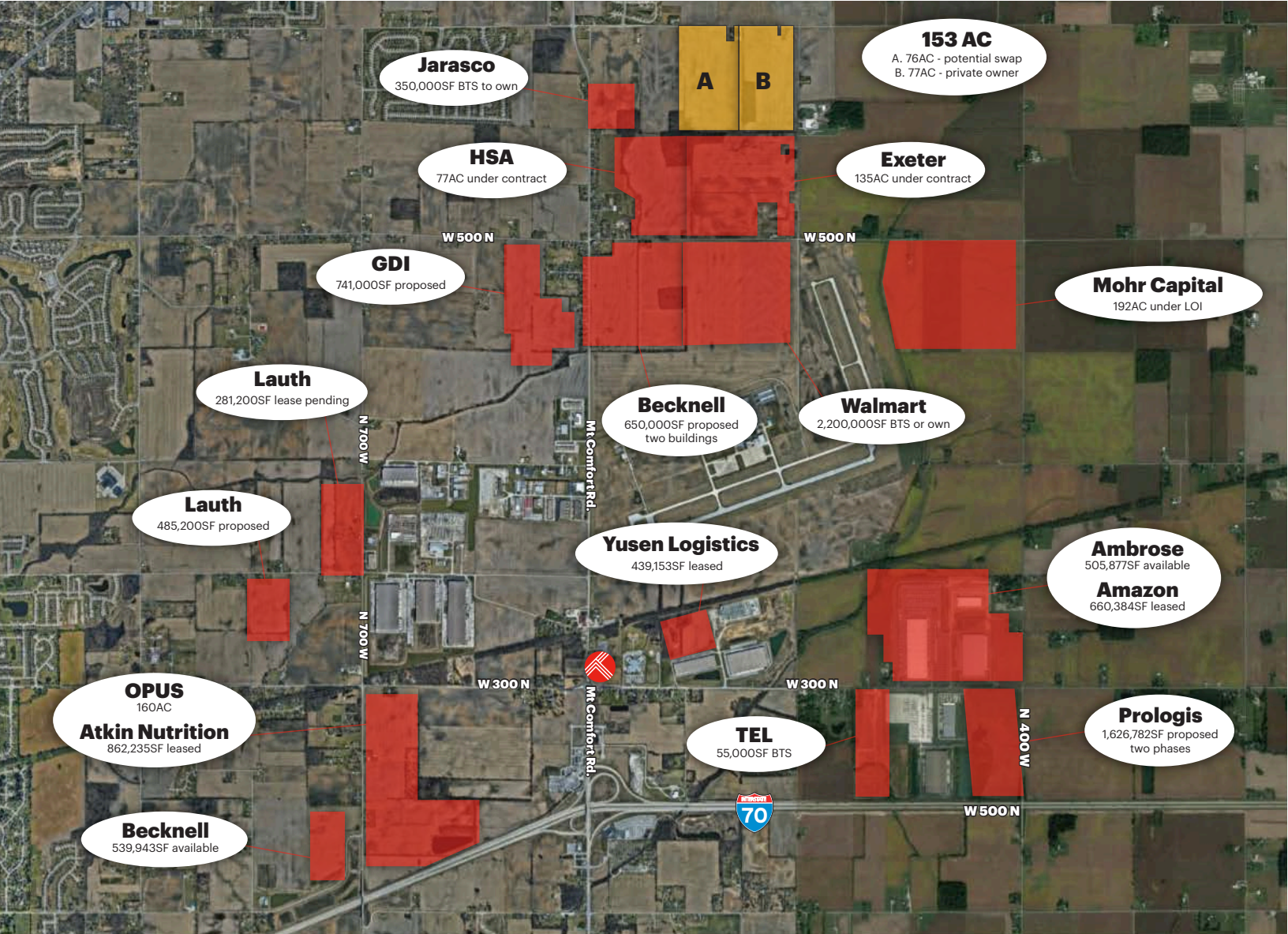
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Road improvements to Mt. Comfort road from 300N to be completed by the end of 2022



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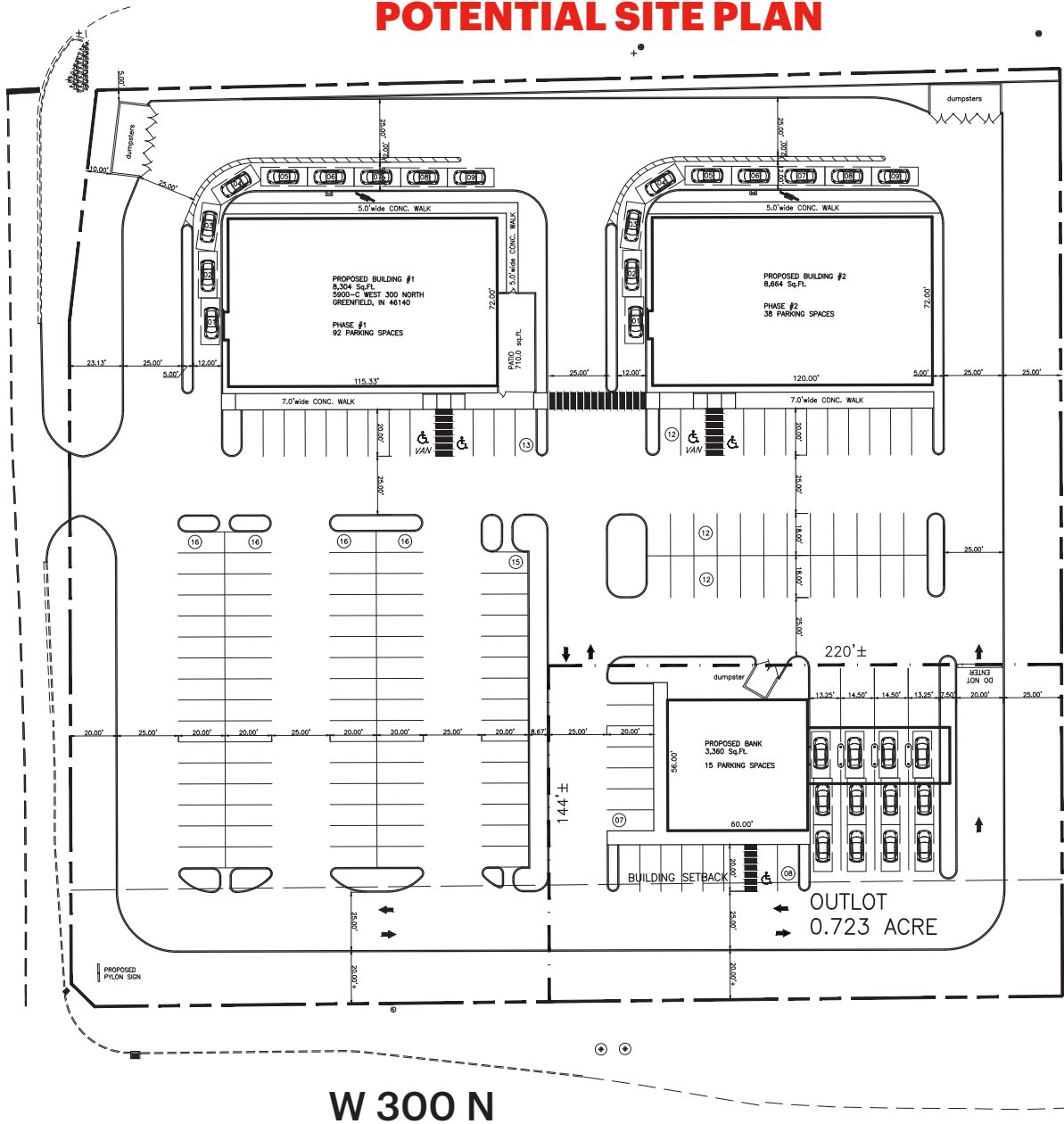
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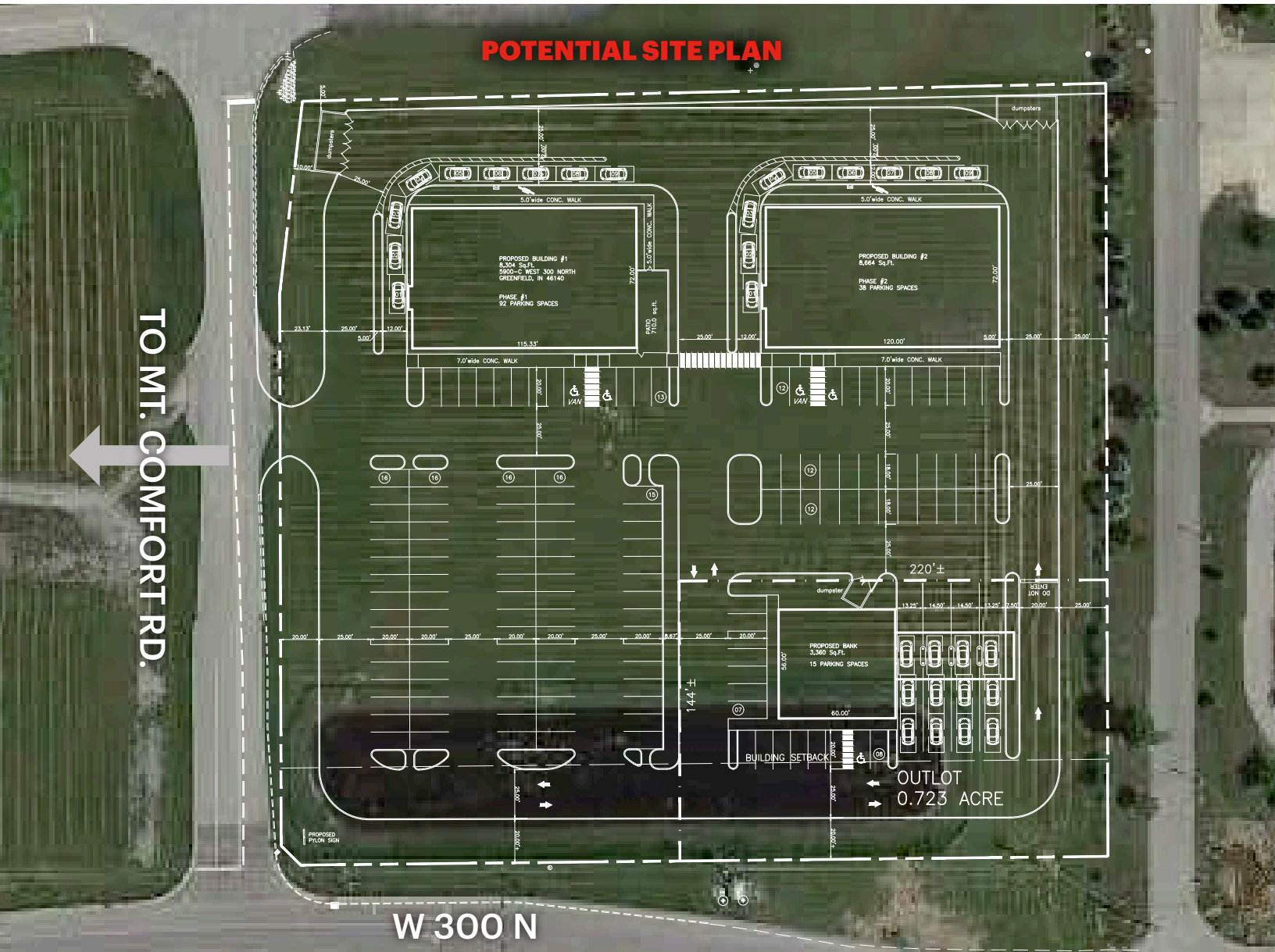
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Site Plan

POTENTIAL SITE PLAN



Site Plan Overlay



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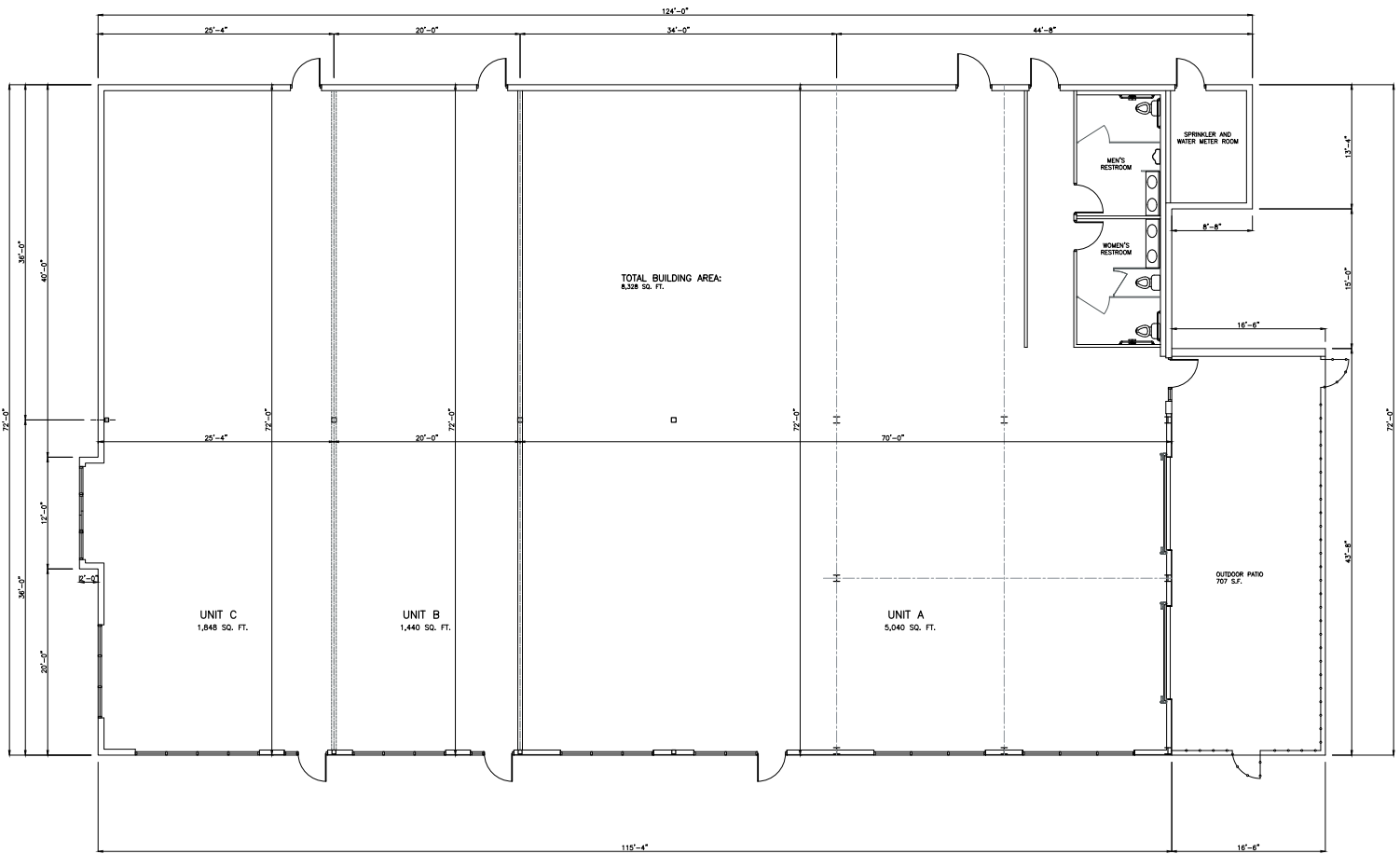
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Proposed Floorplan



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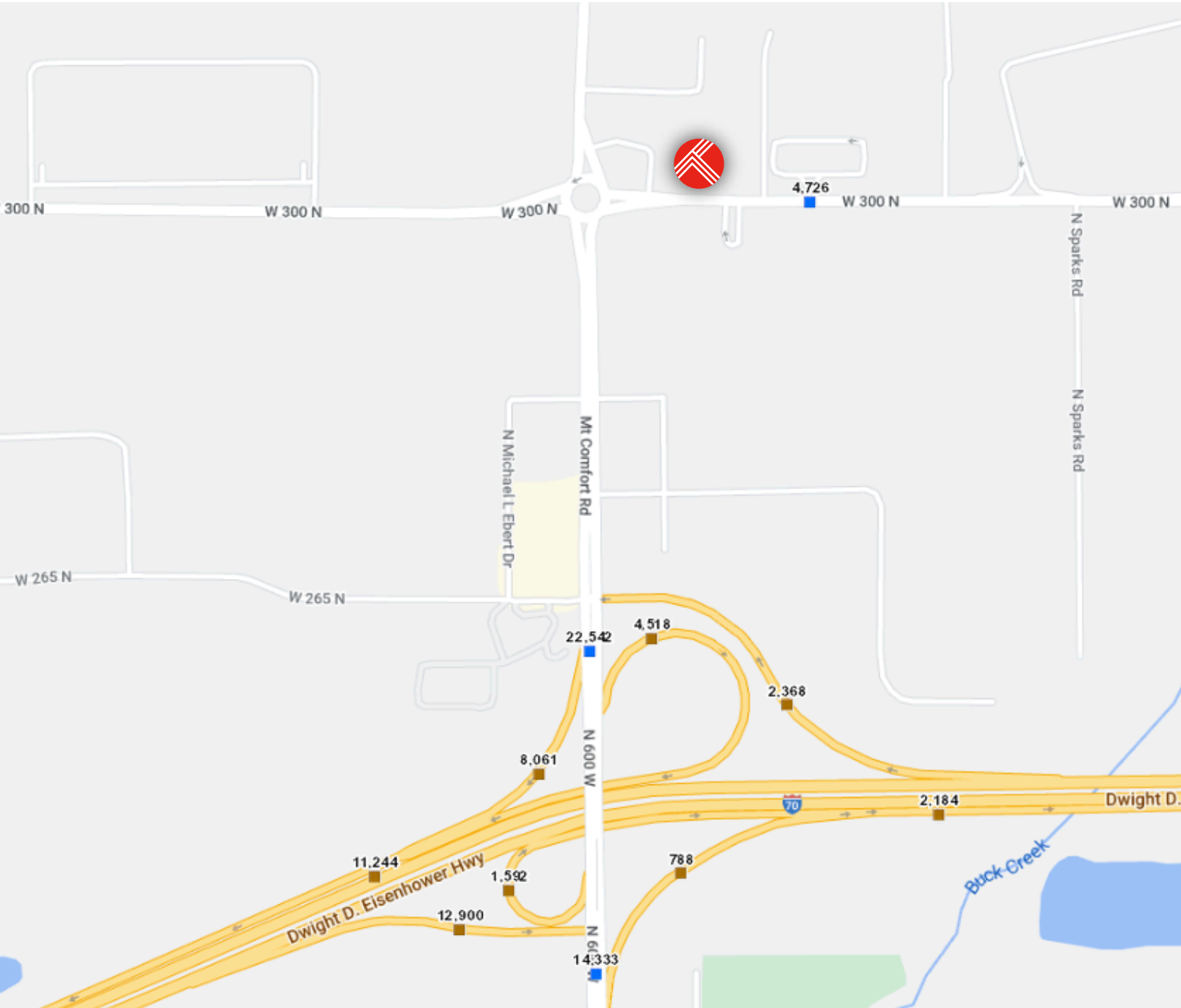
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Traffic Counts



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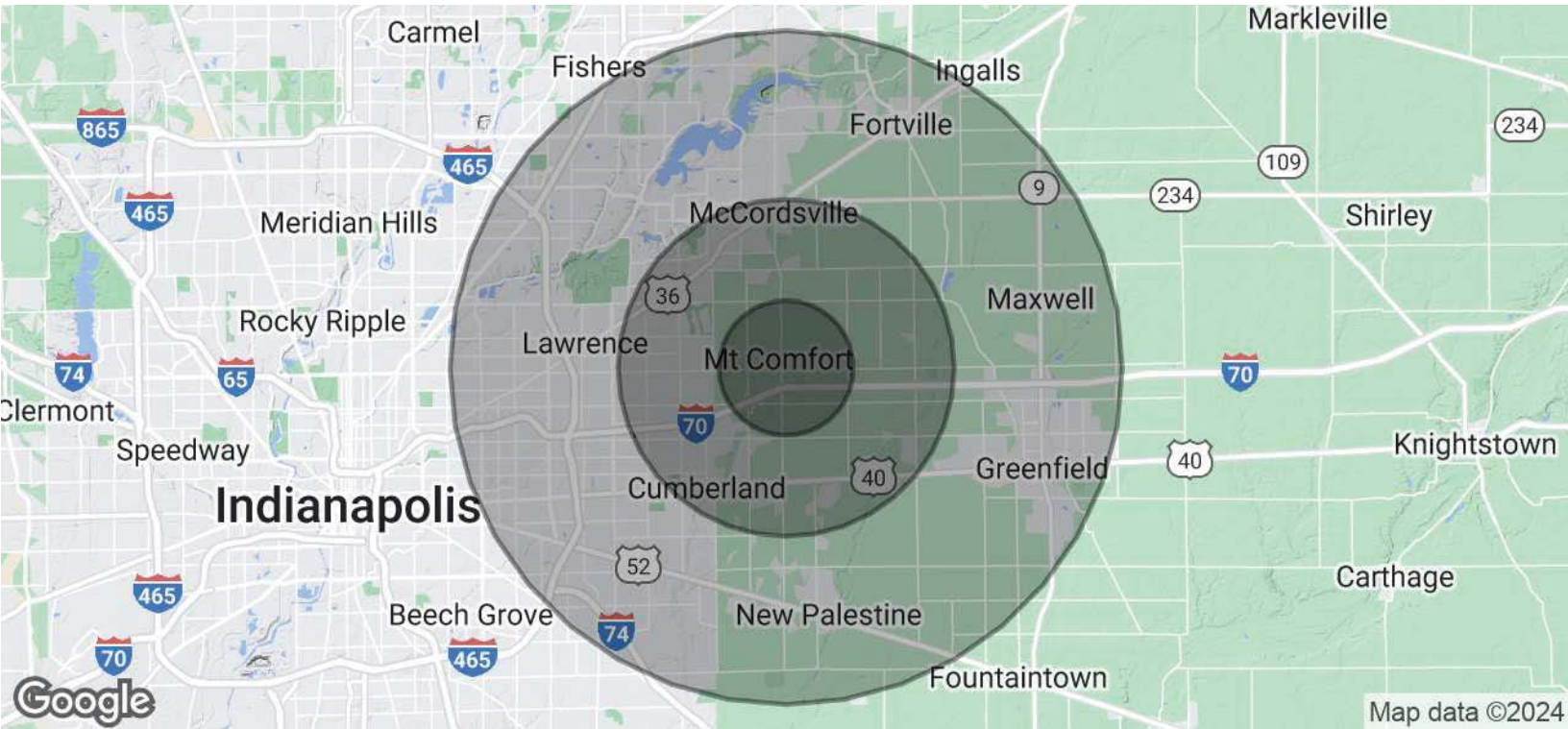
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Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	1,186	83,083	407,557
Average Age	41	37	39
Average Age (Male)	40	36	38
Average Age (Female)	41	38	40
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	410	30,682	159,830
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$123,792	\$91,170	\$109,687
Average House Value	\$260,213	\$225,175	\$299,608

Demographics data derived from AlphaMap

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