

AVAILABLE

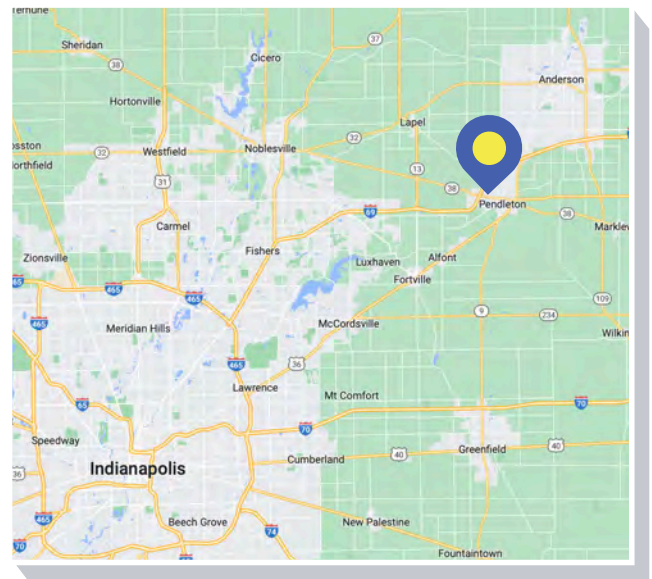


SR 38 & Heritage Way

■ PENDLETON, IN

PROPERTY HIGHLIGHTS

- Located just off the I-69 interchange at the gateway to the Pendleton community
- Outlot and multi-tenant opportunities, drive thru permitted
- Visibility and frontage to SR 38 (11,434 VPD)
- Newly improved corridor with added roundabout at Heritage Way
- Burgeoning residential trade area





SR 38 & Heritage Way

PENDLETON, IN

AERIAL LOOK



DEMOGRAPHICS SNAPSHOT – (2025)	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,125	11,547	23,139
DAYTIME POPULATION	1,513	10,235	18,397
HOUSEHOLDS	428	3,441	7,644
MEDIAN HOUSEHOLD INCOME	\$79,676	\$88,007	\$90,124
AVG. HOUSEHOLD INCOME	\$106,965	\$123,632	\$121,518



SR 38 & Heritage Way

■ PENDLETON, IN

SITE PLAN





SR 38 & Heritage Way

■ PENDLETON, IN

SITE PHOTOS





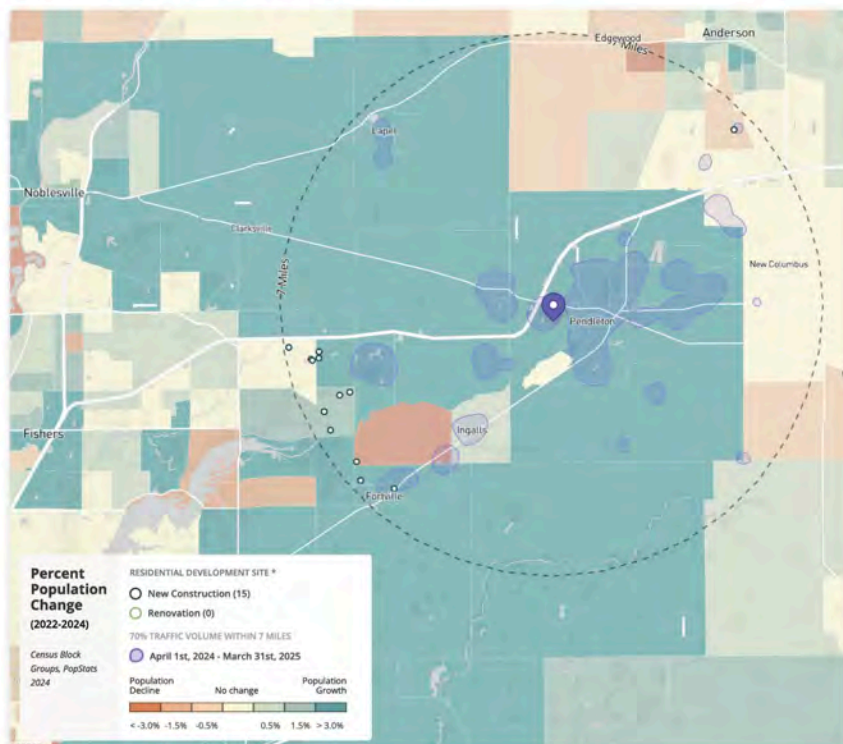
SR 38 & Heritage Way

PENDLETON, IN

TRADE AREA POPULATION MAP

SR 38 & Heritage Way | Pendleton, IN

720 Henderson Way, Pendleton, IN 46064



Trade Area Demographic Trends

	2022	2024	2029
Population	17,828	18,972 ↑ 6.4%	21,296 ↑ 12.2%
Population Density	680	724 ↑ 6.4%	813 ↑ 12.2%
Households	6,755	7,209 ↑ 6.7%	8,072 ↑ 12.0%
Household Median Income	\$79,927*	\$84,159 ↑ 5.3%	\$102,989 ↑ 22.4%
Median Age	35.4*	37.5 ↑ 6.1%	38.5 ↑ 2.7%

Residential Development Sites

5 Planning	2 Under Construction	8 Completed within last 12 months
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*Residential Development Map Locations represent current BCI BuildCentral data for planned, in progress, and recently completed residential development projects within a 7 mile radius of SR 38 & Heritage Way | Pendleton, IN.

*Median Household Income and Median Age data obtained from Census 2022 (ACS).

