

Former Pizza Hut

2597 East Main Street

PLAINFIELD, INDIANA



+/-1 ACRE AVAILABLE FOR GROUND LEASE

CBRE

PROPERTY HIGHLIGHTS

- Outlot to Burlington and Ross anchored power center
- Hard corner outlot at signalized intersection with 29,000 + VPD
- Located adjacent to the Shops at Perry Crossing lifestyle center
- Large daytime employment – Plainfield business park just south of the site, one of the largest logistic / distribution hubs in the Midwest

PROPERTY OVERVIEW

Rentable SF	4,855 SF
Lot Size	.99 Acres
Former Tenant	Pizza Hut
Zoning	GC - General Commercial



PLAINFIED, INDIANA

Plainfield, Indiana, is a prominent commercial real estate hub in Central Indiana, largely thanks to its strategic location, continuous population growth, and a strong emphasis on logistics and industrial development, supported by proactive city planning. The town's population reached approximately 35,800 in 2023, with projections indicating growth to nearly 39,244 by 2026, reflecting a consistent upward trend since 2000. This demographic expansion fuels the local economy, which is primarily driven by the industrial and logistics sectors, including a vast 1,033-acre warehouse district near the Indianapolis International Airport, alongside significant contributions from healthcare and retail.

The commercial real estate market in Plainfield is robust across several sectors. Retail and mixed-use developments are also thriving, attracting residents and visitors. Supporting this growth, Plainfield is undergoing significant infrastructure improvements, notably the US 40 corridor enhancement project. This initiative by the Indiana Department of Transportation (INDOT) aims to boost mobility, safety, and pedestrian access along a critical stretch of the town's main artery. These strategic developments further solidify Plainfield's position as an attractive and growing market for commercial real estate investment and development.



2597 EAST MAIN STREET | PLAINFIELD, IN

AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	6,810	39,563	101,022
2030 Population - Projection	7,860	43,889	108,189
2020-2025 Annual Population	3.85%	1.87%	1.33%
DAYTIME POPULATION			
Daytime Workers	6,447	28,137	111,347
Daytime Residents	3,046	18,394	46,163
PLACE OF WORK			
Businesses	376	1,230	2,965
Employees	6,424	23,059	53,172
HOUSEHOLD INCOME			
Average Household Income	\$88,219	\$105,780	\$111,037
Median Household Income	\$72,382	\$81,749	\$86,258
HOUSING UNITS			
Owner-Occupied Housing	32.8%	62.1%	68.2%
Renter-Occupied Housing	58.6%	33.0%	27.4%



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Bomar Estates
(442 Single Family Homes/Townhomes)

Hobbs Station
Anthem Ave
125 Acres

PAPA JOHN'S

MATTRESS FIRM

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Rally's

TIRE PLUS
TIRE & OIL SERVICE

Arby's

Perry Marketplace

The Shops at Perry Crossing

KAY JEWELERS
sleep number TACO BELL

KOHL'S
TJ-MAXX
five BELOW
maurices
SHOE CARNIVAL
DOLLAR TREE
SALLY BEAUTY

QDOBA
FIVE GUYS
BURGERS AND FRIES

JJ
Massage Envy
Sport Clips
HAIRCUTS
BUFFALO WILD WINGS

BARNES & NOBLE **JCPenney** **TORRID ZALES**
francesca's **DICK'S** **ULTA** **Bath & Body Works**
THE CHILDREN'S PLACE **VICTORIA'S SECRET** **DSW** **OLD NAVY** **LOFT**
LANE BRYANT **Buckle** **AMERICAN EAGLE OUTFITTERS** **amc** **H&M**
KIRKLAND'S **FINISH LINE**

meineke car care center **Burlington**
ROSS the roomplace
DRESS FOR LESS

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East Main Street

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