

FOR SALE, BTS OR LEASE >



# Huntzinger Shoppes

SR 67 / US 36, PENDLETON, IN



## Property Highlights

- > 1,400 – 4,800 SF available for lease in existing building
- > 4,800 SF Plug & Play restaurant space (furniture, fixtures, and equipment can be included in a lease)
- > 1.09 acre & 1.02 acre parcels located directly off SR 67 / US 36 via Huntzinger Boulevard
- > Land lease, sale or build-to-suit opportunities
- > Lots ready for immediate development
- > All utilities in place
- > Join existing retail strip center anchored by Community Health
- > Located in the mixed-use Huntzinger Farms Master Planned Development
- > Accessible to the most desirable employers in the Indianapolis area including Anderson, Carmel, Fishers and Noblesville
- > Annual Average Daily Traffic:
  - SR 67 / US 36: 13,345 vehicles

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# Site Plan, Photos & Demographics



## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	11,655	20,016	107,774
Total Households	3,156	6,275	40,737
Average Household Income	\$75,230	\$74,162	\$66,904

## DEMOGRAPHICS 2018 (PROJECTED)

	3 Miles	5 Miles	10 Miles
Population	11,641	20,021	110,225
Total Households	3,153	6,279	41,473
Average Household Income	\$88,278	\$86,718	\$79,500



## KEY DESTINATIONS

## MILEAGE

Anderson	8
Fishers	15
Noblesville	15
Carmel	20
Indianapolis	26
Fort Wayne	83
Chicago	164



> PARCEL 1: 1.09 acres

> PARCEL 2: 1.02 acres

## Contact

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