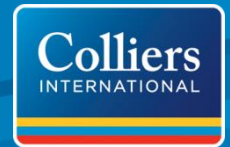


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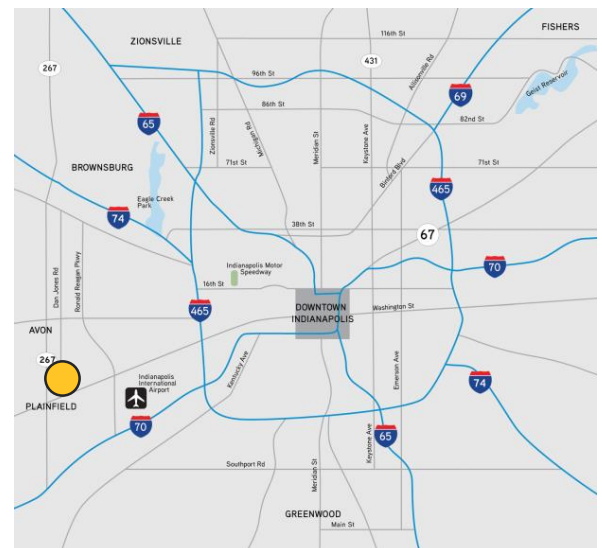
Stafford Crossing

2230 STAFFORD ROAD, PLAINFIELD, IN 46168



Property Highlights

- > $\pm 1,200$ SF to $\pm 4,200$ SF available for retail or professional office at the intersection of Quaker Blvd & Stafford Rd
- > Units available:
 - $\pm 2,400$ SF, divisible to $\pm 1,200$ SF
 - $\pm 1,800$ SF End Cap with drive-thru potential
- > Zoned GC – General Commercial
- > Easy access to SR 267 & I-70 via Stafford Rd
- > Pylon signage available
- > Join Tenants: Chicago Pizza, The UPS Store, Big Red Liquors, Penn Station, Podiatry Associates, Imburgia Orthodontics, Specks Pet Supply and VK Nails



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Property Overview



PROPERTY INFORMATION

Building Size	26,510 SF
Zoned	GC
Year Built	2008
Available Units	Unit 185: ± 1,200 SF Unit 189: ± 1,200 SF Unit 195: ± 1,800 SF
Current Tenants	Chicago's Pizza The UPS Store Big Red Liquors Penn Station Podiatry Associates Imbrugia Orthodontics Speck's Pet Supply VK Nails



Owned and managed by:



STAFFORD CROSSING
2230 Stafford Rd.
Plainfield, IN 46168

colliers.com/indianapolis

Area Overview

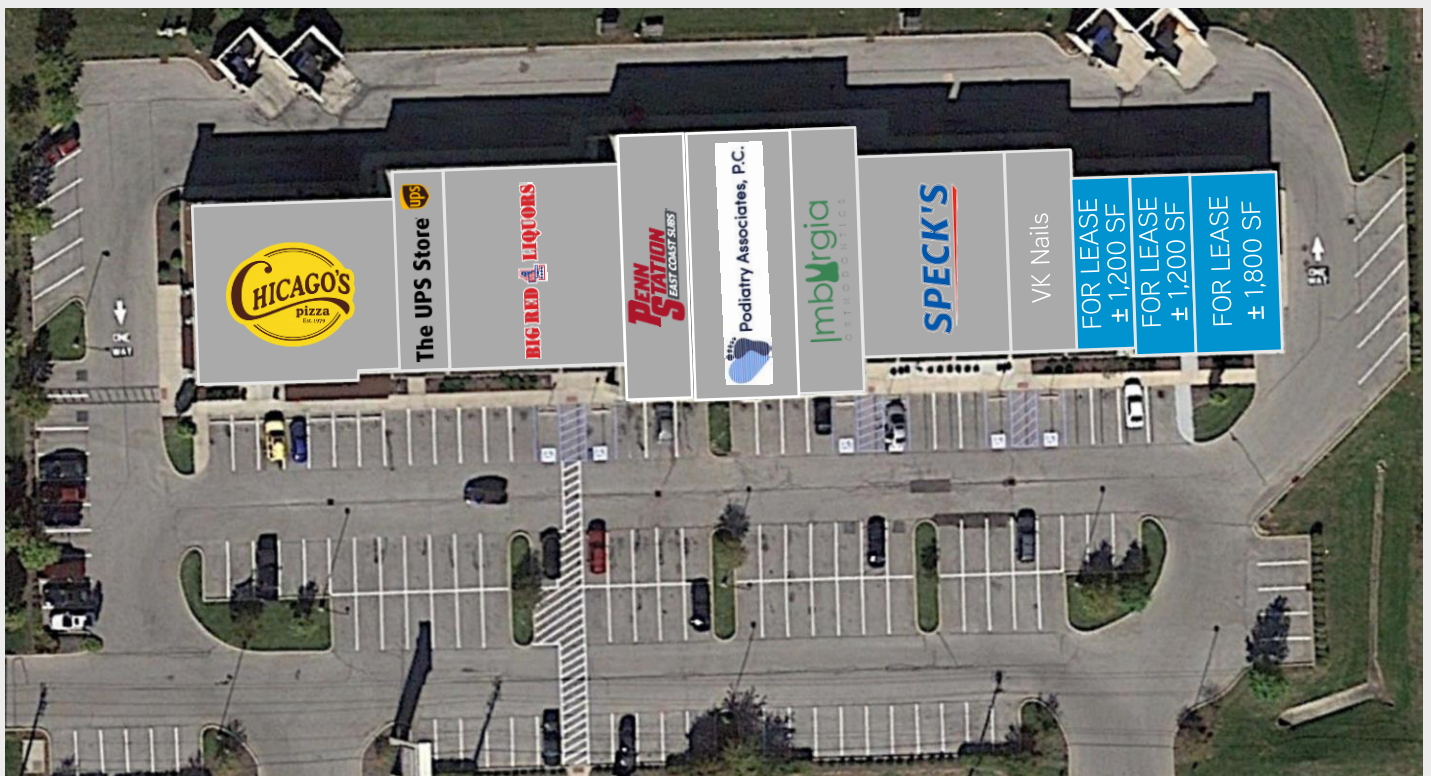


AVERAGE DAILY TRAFFIC

Stafford Rd	10,824 cars/day
SR-267	21,860 cars/day

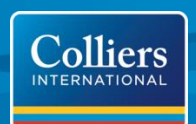
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2016	5,397	29,704	74,744
Population Projected 2021	5,780	32,117	80,464
Average Household Income	\$71,451	\$74,395	\$78,965
Total Households 2016	2,173	10,401	25,845
Households Projected 2021	2,325	11,261	27,806



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Area Amenities



- | | | |
|-----------------------|------------------------------|------------------------------------|
| Aldi | Helzberg Diamonds | PNC Bank |
| Applebee's | Huntington Bank | Popeyes |
| AutoZone | Indiana Members Credit Union | Qdoba |
| Buffalo Wild Wings | Kohl's | Rally's |
| Burlington | Kroger | Red Robin |
| Chase Bank | Logan's Roadhouse | Subway |
| Chili's | Long John Silver's | Staples |
| Citizen's Bank | Marsh | Starbuck's |
| Culver's | Mattress Firm | T-Mobile |
| CVS | McDonald's | TJ Maxx |
| Discount Tire | Meijer | Taco Bell |
| Dollar General | Midas | Target |
| Domino's Pizza | Noodles & Company | The Shops at Perry Crossing |
| Dunkin Donuts | O'Reilly Auto Parts | Tractor Supply Co |
| Enterprise Rent-A-Car | Panda Express | Walgreens |
| Firehouse Subs | Panera Bread | Walmart |
| FedEx Office | Party City | Wendy's |
| Harbor Freight Tools | PetSmart | Wing's Etc |
| Hardee's | Pier 1 Imports | Ziebart |

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