

NOVA

BUSINESS PARK

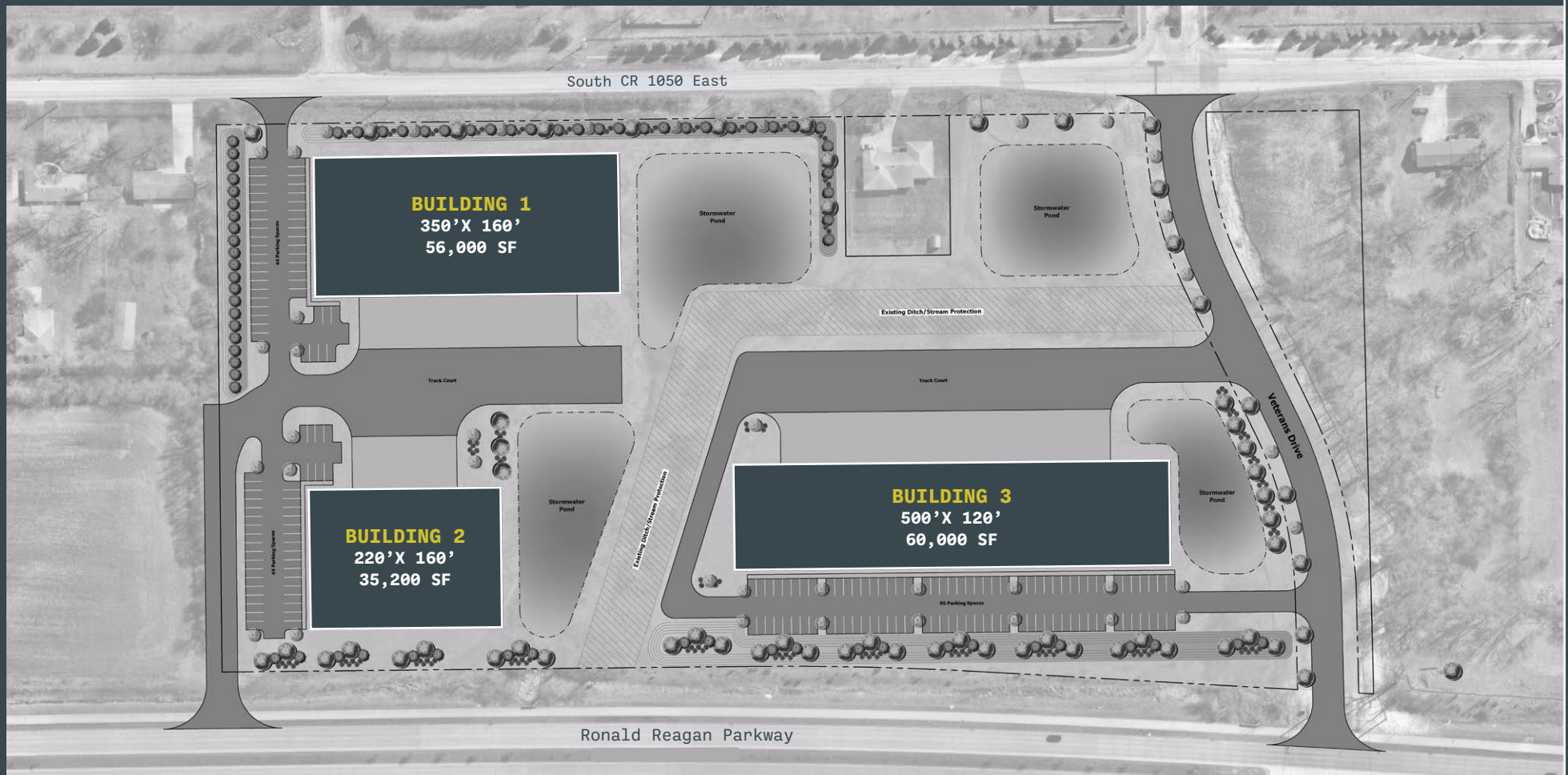
15,000-60,000 SF INDUSTRIAL BTS/SPEC SPACE

AVAILABLE FOR SALE OR LEASE

MASTER SITE PLAN

Situated just north of the booming Plainfield industrial market, Nova Business Park presents a rare opportunity for manufacturing and distribution companies to take advantage of everything this great location has to offer.

With critical access to major area roadways, interstates and the Indianapolis International Airport, and impressive workforce demographics, companies are positioned to take their business to the next level within the region's thriving industrial hub.



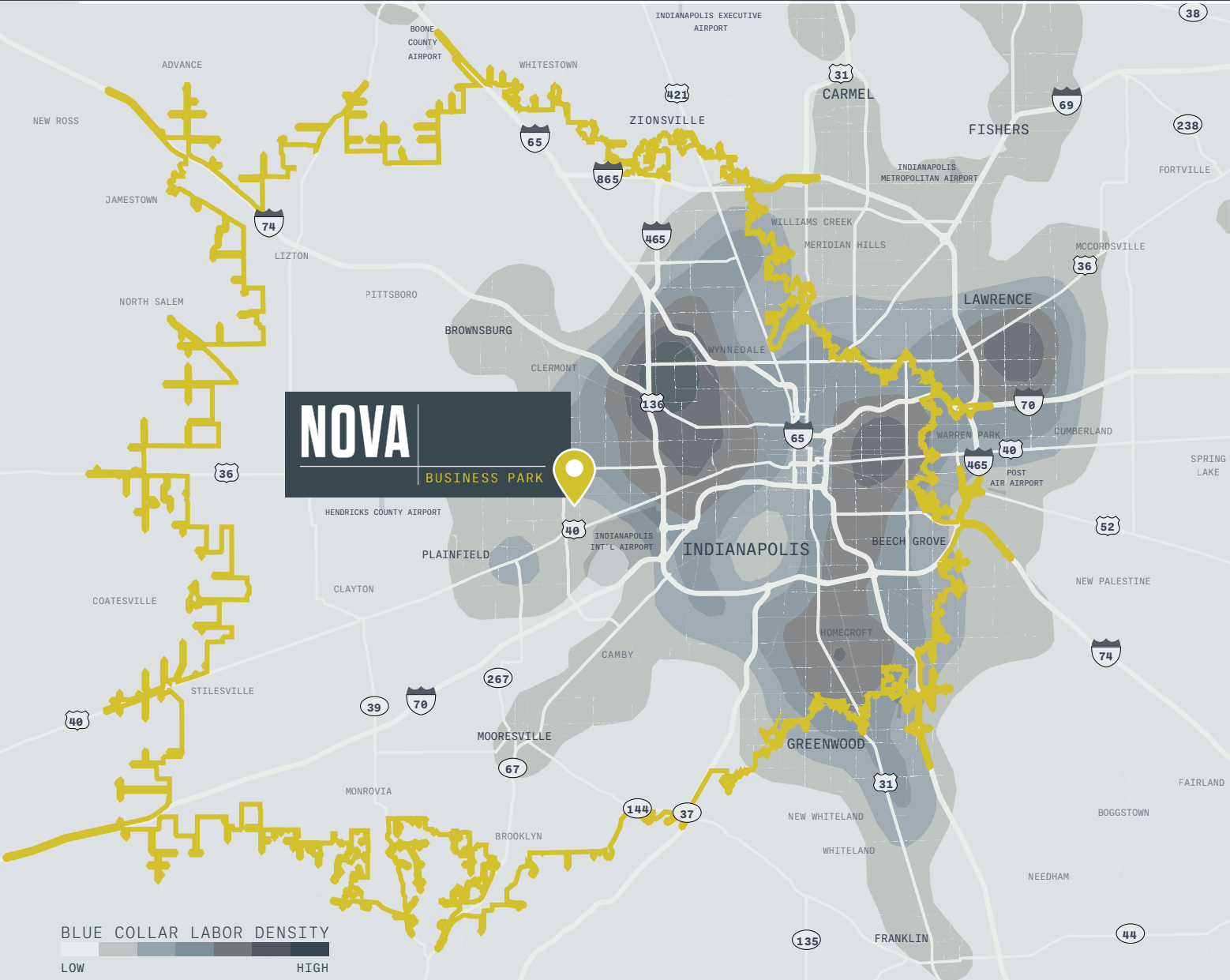
ACCESS & LOCATION



REGIONAL DRIVE TIMES



DEMOGRAPHICS



94,528

WAREHOUSE
EMPLOYEES

342,419

COLLEGE
EDUCATED
POPULATION

178,028

HIGH SCHOOL
EDUCATED
POPULATION

2.5%

UNEMPLOYMENT
RATE

\$58,667

MEDIAN
HOUSEHOLD
INCOME

AREA AMENITIES

HOTELS

1. Comfort Inn
2. Hampton
3. Fairfield Inn & Suites by Marriott

RECREATION

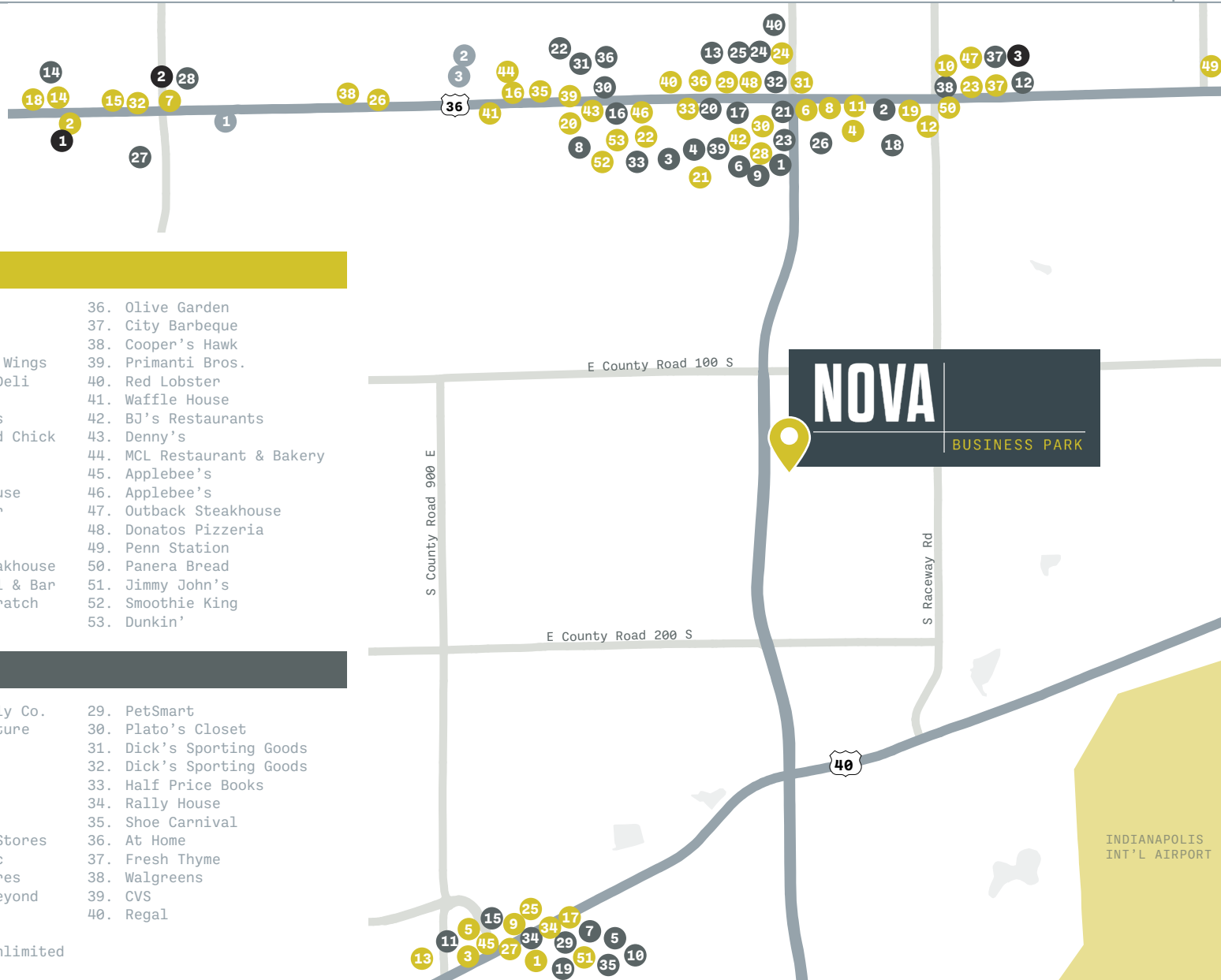
1. 9Round
2. Orangetheory Fitness
3. LA Fitness

RESTAURANTS

- | | | |
|----------------------|-------------------------------|-----------------------------|
| 1. Culver's | 19. Starbucks | 36. Olive Garden |
| 2. Culver's | 20. Starbucks | 37. City Barbeque |
| 3. McDonald's | 21. Starbucks | 38. Cooper's Hawk |
| 4. McDonald's | 22. Buffalo Wild Wings | 39. Primanti Bros. |
| 5. Wendy's | 23. McAlister's Deli | 40. Red Lobster |
| 6. Wendy's | 24. Portillo's | 41. Waffle House |
| 7. Burger King | 25. Panda Express | 42. BJ's Restaurants |
| 8. Steak 'n Shake | 26. Chicken Salad Chick | 43. Denny's |
| 9. Five Guys | 27. Qdoba | 44. MCL Restaurant & Bakery |
| 10. Five Guys | 28. Chipotle | 45. Applebee's |
| 11. White Castle | 29. Texas Roadhouse | 46. Applebee's |
| 12. Sonic | 30. On The Border | 47. Outback Steakhouse |
| 13. Rally's Drive-In | 31. O'Charley's | 48. Donatos Pizzeria |
| 14. Dairy Queen | 32. Fazoli's | 49. Penn Station |
| 15. Arby's | 33. LongHorn Steakhouse | 50. Panera Bread |
| 16. Popeyes | 34. Chili's Grill & Bar | 51. Jimmy John's |
| 17. Chick-fil-A | 35. Cheddar's Scratch Kitchen | 52. Smoothie King |
| 18. KFC | | 53. Dunkin' |

SHOPPING & ENTERTAINMENT

- | | | |
|--------------------|--------------------------|---------------------------|
| 1. Party City | 15. Tractor Supply Co. | 29. PetSmart |
| 2. Men's Wearhouse | 16. Ashley Furniture | 30. Plato's Closet |
| 3. Old Navy | 17. HomeGoods | 31. Dick's Sporting Goods |
| 4. Ross Stores | 18. Meijer | 32. Dick's Sporting Goods |
| 5. T.J. Maxx | 19. Target | 33. Half Price Books |
| 6. Marshalls | 20. Target | 34. Rally House |
| 7. Kohl's | 21. ULTA Beauty | 35. Shoe Carnival |
| 8. Dollar Tree | 22. Hobby Lobby Stores | 36. At Home |
| 9. Big Lots Stores | 23. Jo-Ann Fabric | 37. Fresh Thyme |
| 10. Five Below | 24. Michaels Stores | 38. Walgreens |
| 11. Harbor Freight | 25. Bed Bath & Beyond | 39. CVS |
| 12. La-Z-Boy | 26. Menard's | 40. Regal |
| 13. Best Buy | 27. Lowe's | |
| 14. Rural King | 28. Wild Birds Unlimited | |



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FOR MORE INFORMATION, CONTACT:

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