

FOR SALE

E Main Street & Shady Lane
3730 Shady Lane, Plainfield, IN

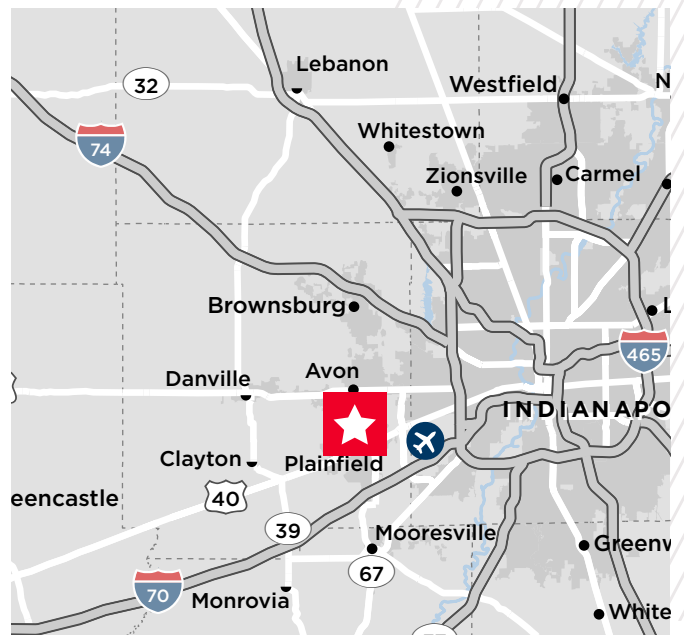


SALE PRICE \$500,000

PROPERTY HIGHLIGHTS

Join Aldi, Valvoline and Goodwill at the NWC of Main Street (US Hwy 40) and Shady Lane on Plainfield's busiest retail corridor

- 1.95 Acres
- Signalized access
- Pylon signage on Main Street (US Hwy 40)
- Zoned GC - Gateway Corridor
- High traffic count of 27,591 AADT
- Surrounded by dense residential
- Located near major employers Duke Energy, MD Logistics, and Amazon Fulfillment Center
- Shovel-ready



Contact

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TRAFFIC COUNT 26,710 AADT

DEMOGRAPHICS - 5 MILE RADIUS

Population	94,026
Daytime Population	74,181
Projected Population	100,940
Estimated Households	34,260
Projected Households	36,697
Avg Household Income	93,203
Median Age	36.6

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SITE MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

LOT 1 IN THE SECONDARY PLAT - GALVAN'S PROPERTY, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 30, 2012 AS INSTRUMENT NUMBER 201212375 IN PLAT CABINET 7, SLIDE 158, PAGES 1A AND B IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

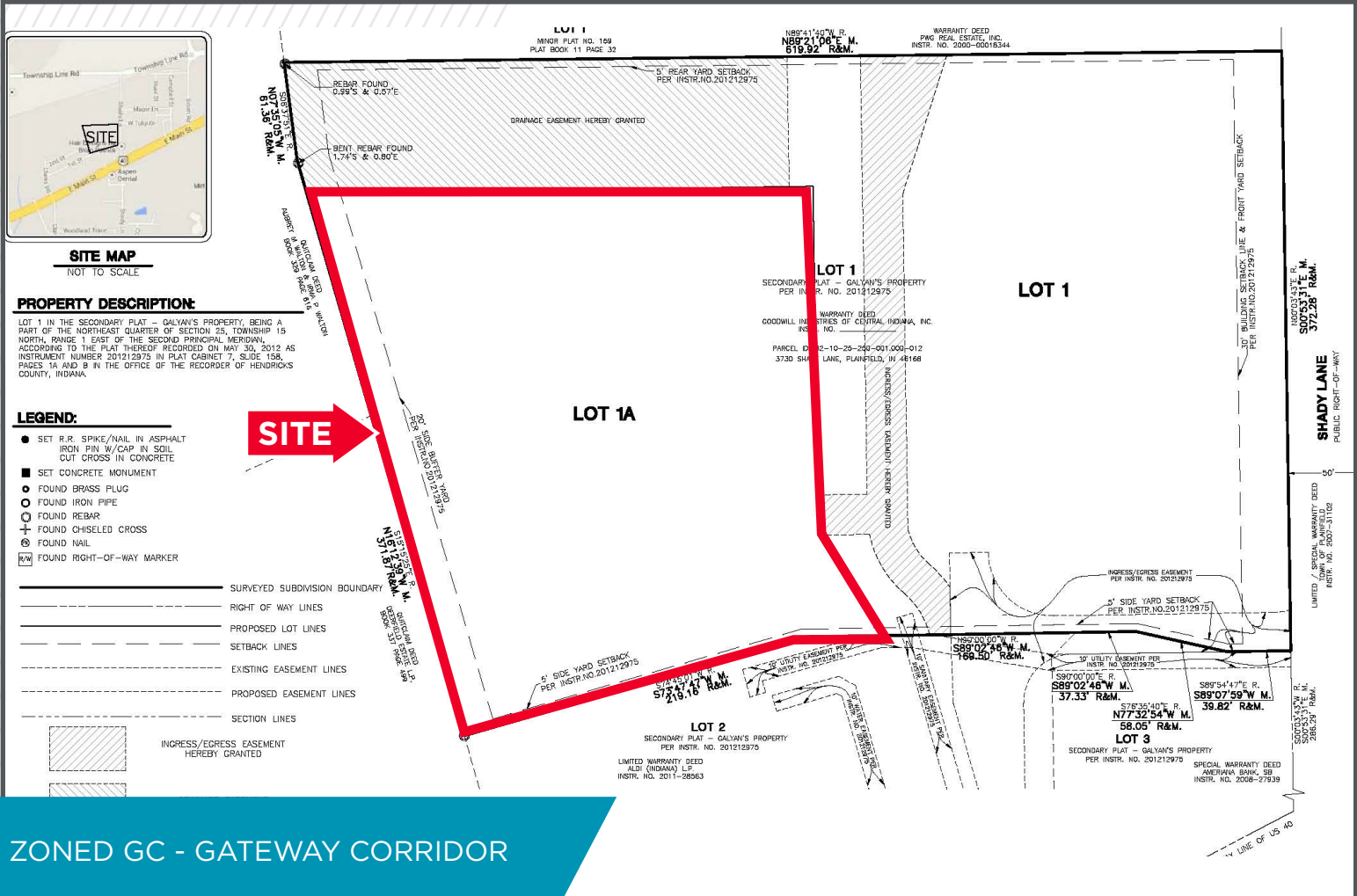
LEGEND:

- SET R.R. SPIKE/NAIL IN ASPHALT
IRON PIN W/CAP IN SOIL
CUT CROSS IN CONCRETE
- SET CONCRETE MONUMENT
- FOUND BRASS PLUG
- FOUND IRON PIPE
- FOUND REBAR
- ⊕ FOUND CHISELED CROSS
- ⊙ FOUND NAIL
- Ⓜ FOUND RIGHT-OF-WAY MARKER



- SURVEYED SUBDIVISION BOUNDARY
- RIGHT OF WAY LINES
- PROPOSED LOT LINES
- SETBACK LINES
- - - EXISTING EASEMENT LINES
- - - PROPOSED EASEMENT LINES
- SECTION LINES
- ▨ INGRESS/EGRESS EASEMENT
HEREBY GRANTED

ZONED GC - GATEWAY CORRIDOR



ALLOWED USES UNDER GC - GATEWAY CORRIDOR ZONING:

- Drive-thru Restaurant
- Restaurant
- Retail Showroom
- Furniture Store
- Floor Covering Store
- Hardware Store
- Home Improvement Store
- Vehicle Parts & Accessories Sales
- Child Care Center
- Veterinary Hospital

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WHY PLAINFIELD?

PLAINFIELD AMENITIES AND FEATURES

- Strong retail - more than 1M SF
- Established retailers with strong sales
- Growing population
- New multi-family developments
- Top-performing schools
- Interstate access to I-70
- More than 35 miles of extensive trails
- Splash Island aquatic center
- Great balance of city/rural life
- Near Indianapolis and Avon



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