

# FOR SALE - High-Profile Commercial Outlots

SWC of 136 & Northfield Drive  
Brownsburg, IN 46112



*Size: Up to 4.76 acres*



# HIGH-PROFILE SITE IN AWARD-WINNING MARKET



Property will be provided in pad ready condition all utilities to site



Located on a hard high profile corner



Site is visible to over 30,000 cars per day



Surrounded by residential and a quickly growing population

(165 homes immediately behind site)



The only corner at the intersection that will allow retail

## RECOGNITION

- Best Suburbs to Live In Near a Large City (#1) - Smart Asset
- Best place to live in America (#18) - Money.com
- Best US Suburb for First-Time Homebuyers (#16) - Today's Homeowner
- Exceptional Park Design for Stephens Park - Indiana Park and Recreation Association
- Best small city in America (#27) - WalletHub
- Safest City in Indiana (#6) - Safewise
- Best suburbs to live in the Indianapolis area (#7) - Niche
- Best suburbs for young professionals in the Indianapolis area (#10) - Niche
- Best place to live in Indiana for families, 2019 (#6) - WalletHub
- Best city to live in Indiana, 2019 (#13) - ChamberofCommerce.org



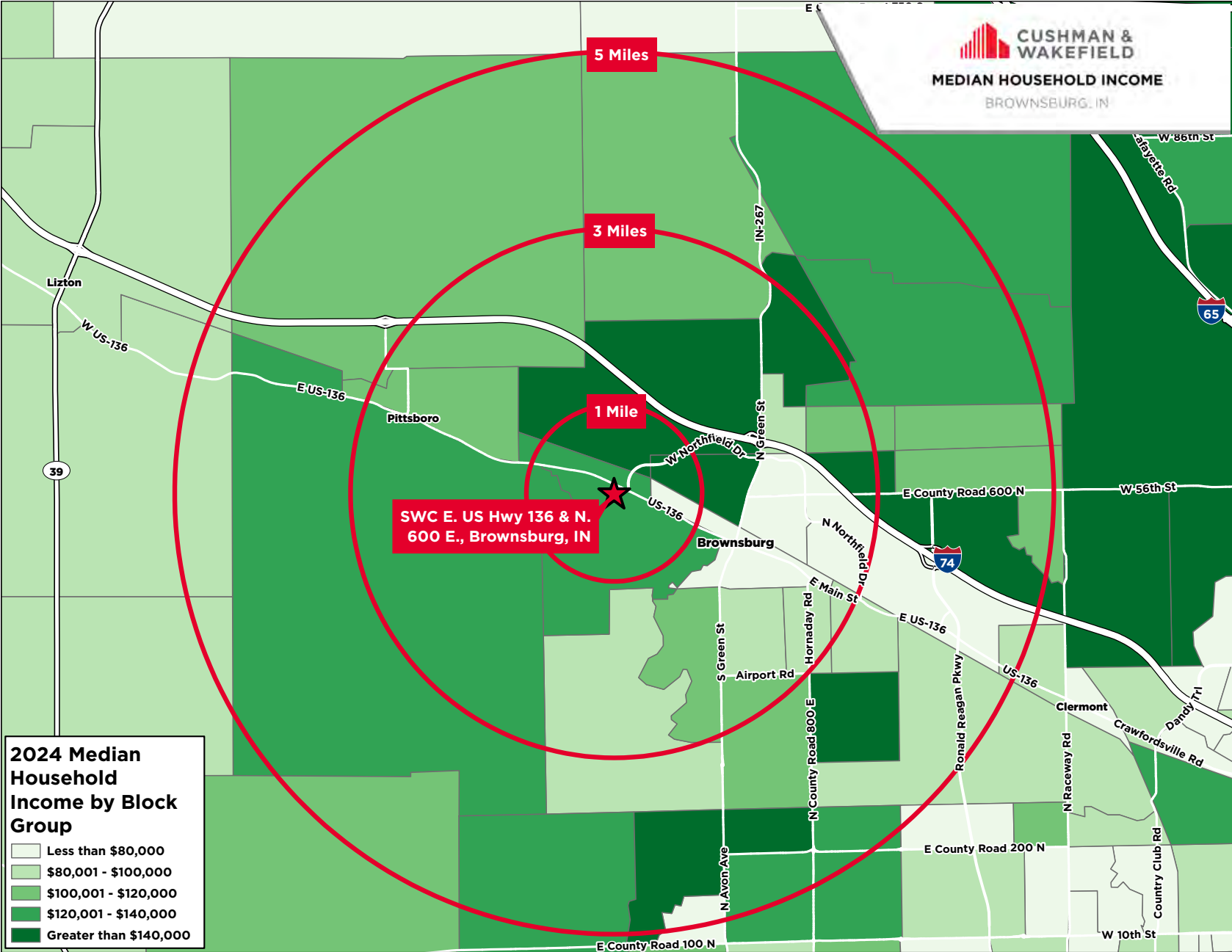


# AERIAL MAP

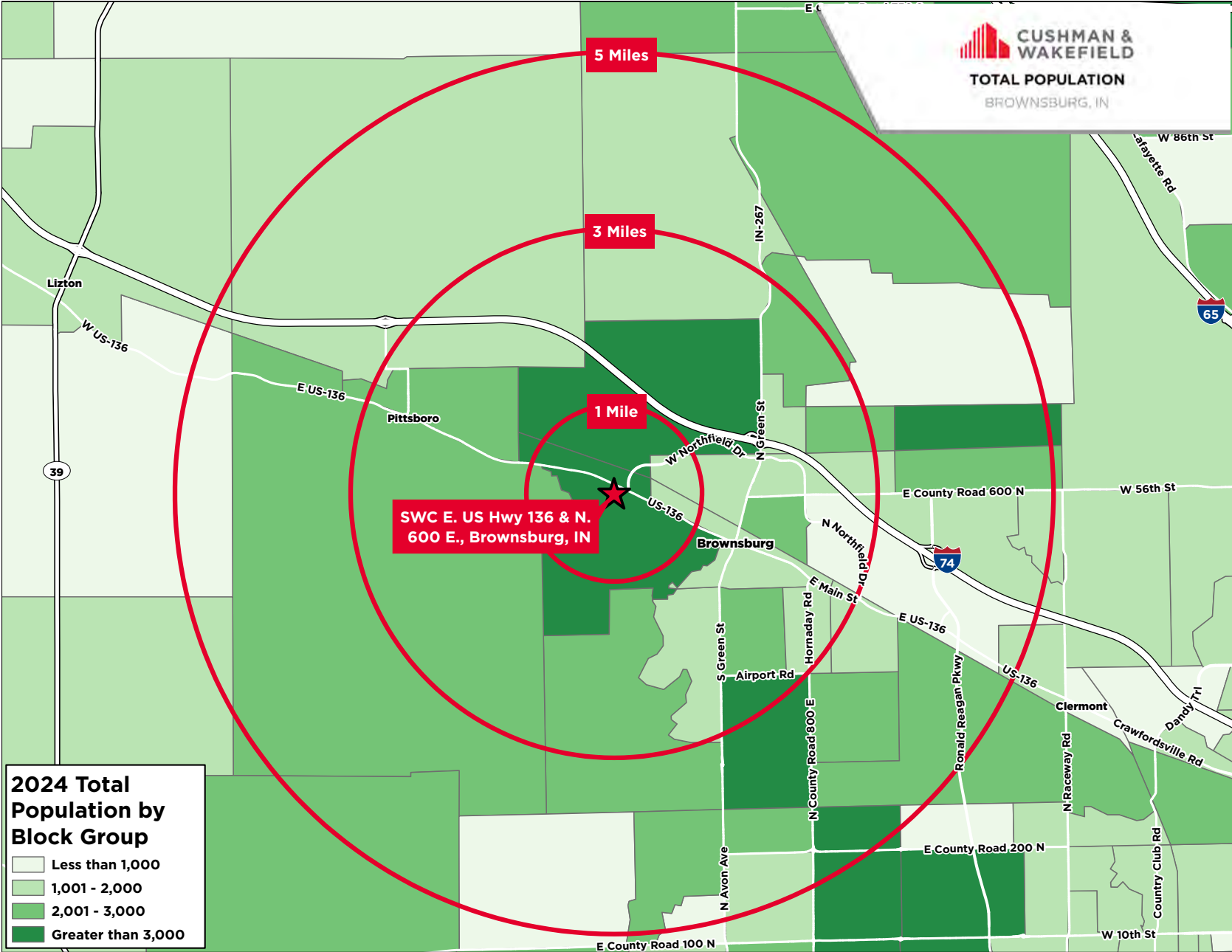




# DEMOGRAPHIC MAP - HOUSEHOLD INCOME



# DEMOGRAPHIC MAP - POPULATION



**FOR MORE INFORMATION, PLEASE CONTACT:**

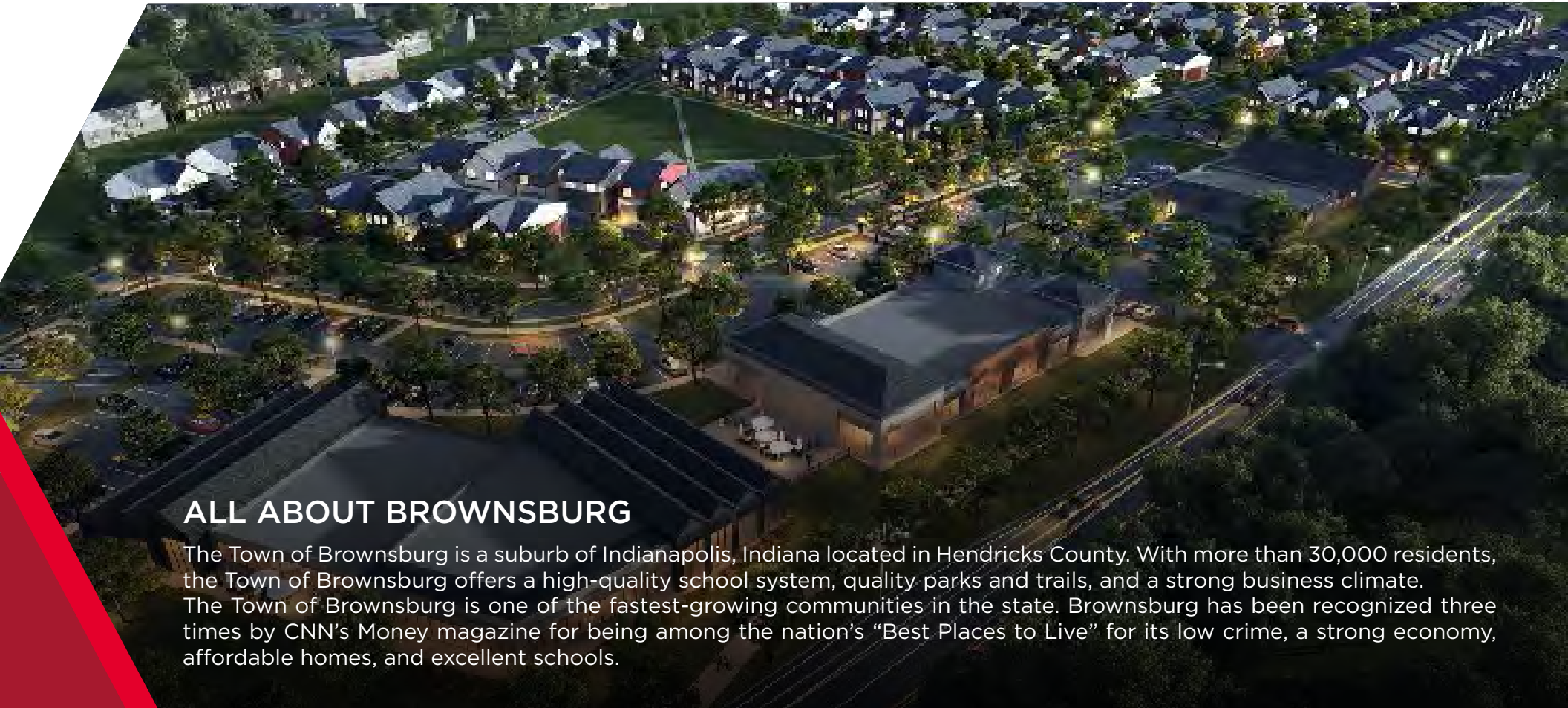
**Stefan Arsich, CCIM**  
Senior Associate  
+1 317 639 0424  
stefan.arsich@cushwake.com

One American Square Suite 1800  
Indianapolis, INDY 46282  
+1 317 634 6363  
**cushmanwakefield.com**

**ONYX+EAST.**



## **POTENTIAL REPRESENTATION OF COMMERCIAL OUTLOTS**



### **ALL ABOUT BROWNSBURG**

The Town of Brownsburg is a suburb of Indianapolis, Indiana located in Hendricks County. With more than 30,000 residents, the Town of Brownsburg offers a high-quality school system, quality parks and trails, and a strong business climate. The Town of Brownsburg is one of the fastest-growing communities in the state. Brownsburg has been recognized three times by CNN's Money magazine for being among the nation's "Best Places to Live" for its low crime, a strong economy, affordable homes, and excellent schools.

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.