

# FOR LEASE

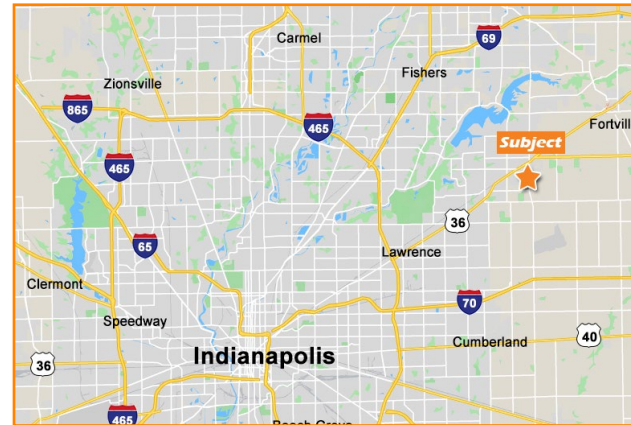
## McCordsville Corner Shoppes

7419 W 600 N | McCordsville, IN 46055



### PROPERTY SUMMARY

- + Available For Lease - 3,000 SF Divisible
  - Estimated Delivery: Summer 2024
- + Co-Tenant: Qdoba Coming Summer 2024
- + ± 0.99 Acres
- + High visibility off of N. 600 (Mt. Comfort Rd)
- + Main entry to I-70 and downtown
- + High growth area for housing
- + Neighboring Geist Area



TRAFFIC COUNTS

STREET	ADT
N 600 W	11,144
US 36	14,674

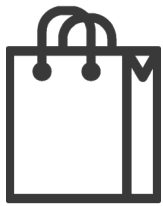
Information deemed reliable, but not guaranteed. Subject to change without notice.



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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile	10 Mile
Est. Population	1,871	32,197	85,546	412,013
Est. Average HH Income	\$111,878	\$152,998	\$165,389	\$116,731
Est. Households	725	11,562	30,497	160,408
Daytime Population	461	5,035	21,314	172,179

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- + 1 Mile Radius population to double in coming years with 1,161 approved homes
- + Near \$50 million McCord Square Downtown District
- + Over 4,500 employees in Mount Comfort Industrial District with more to come
- + Subject site off main North/South connector to I-70

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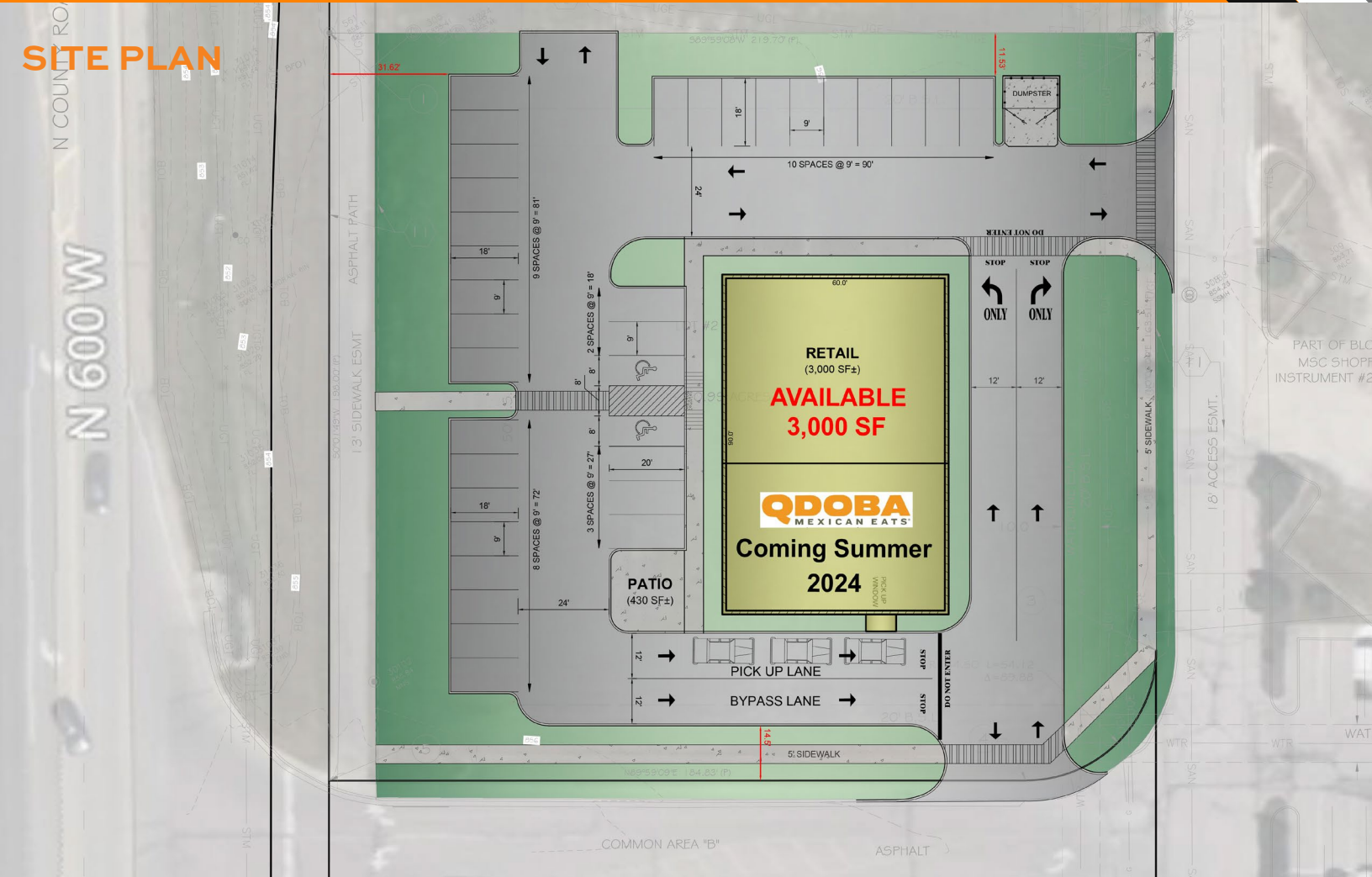


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### SITE PLAN



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