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**RETAIL | RESTAURANTS | MEDICAL |
OFFICE | MULTIFAMILY
US 421 & SYCAMORE STREET |
ZIONSVILLE, IN 46077**



Located between Indiana's highest income submarkets of Zionsville (Boone County) and Carmel (Hamilton County) on the northside of the Indianapolis metropolitan statistical area



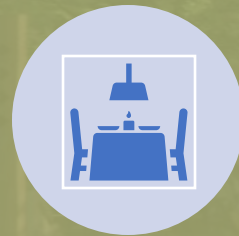
Hamilton County and Boone County are the fastest growing counties in the state of Indiana according to the 2020 Census at 26.5% and 25% growth, respectively, since the 2010 Census



Zionsville (#7) and Carmel (#2) ranked in the Top 10 of WalletHub's study of 1,300 cities in the "Best Smalls Cities in America" in 2022



THE FARM IS A MIXED-USE DESTINATION COMPOSED OF DYNAMIC RETAIL, RESTAURANTS, COMMERCIAL AND MULTIFAMILY USES ON OVER 50 ACRES



MULTIPLE OUTPARCELS AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT FRONTING NORTH MICHIGAN ROAD (US-421) AND SYCAMORE STREET



ANCHOR, JUNIOR ANCHOR, INLINE AND MULTI-TENANT OPPORTUNITIES AVAILABLE FOR LEASE. DELIVERY ANTICIPATED TO BE IN SPRING/SUMMER 2025



400 CLASS A MULTIFAMILY UNITS ARE SET TO COMMENCE CONSTRUCTION IN EARLY 2023 ALONG WITH THE MASS GRADING, UTILITY AND ROAD INFRASTRUCTURE FOR THE RETAIL PORTION OF THE FARM



NESTLED ON THE NORTH MICHIGAN ROAD CORRIDOR THAT IS HOME TO MAJOR RETAILERS SUCH AS SUPER TARGET, HOME DEPOT, COSTCO, MARSHALLS, HOMEGOODS, KOHLS AND MANY MORE



The Farm at Zionsville

N. MICHIGAN ROAD | 20,677 ADT (2023)



SYCAMORE STREET | 6,650 ADT (2023)







N. Michigan Rd Corridor
Zionsville & West Carmel

Kroger
Starbucks
True Value
Subway
Papa Murphy's
BMO Harris Bank

Historic Downtown Zionsville
Salty Cowboy
Noah's Place
Rose's Place
Patachou

FARM

pure barre
Huntington
Firestone

CLUB PILATES
KUNG FU
Nutrition HUB

Kroger
ME Massage Envy
Orangetheory Fitness
Great Clips
SPECK'S PET SUPPLIES
SUBWAY
Jockey MIX

BEST BUY
petco
Marshall's
HomeGoods

THE HOME DEPOT
KOHLS
9R
crumbl cookies
TACO BELL
JJ
SUPERCUTS

tropical CAFE
JAVA HOUSE
MOE'S
GARBANZO
SHERWIN-WILLIAMS
Cigarette
restore
HAND & STONE

ALDI
Crew CARWASH
AutoZone
LA FITNESS

FedEx Ground

Bank of America
Ford

Walmart

PNC

OUTBACK STEAKHOUSE
First Merchants

Olive Garden

DUNKIN'
BELLE TIRE

Wake City Bank

CHASE

target

Red Robin

Freddy's STEAKBURGERS

McDonald's

Buck's
Tide Cleaners

HOTEL TANGO ZIONSVILLE

BSP

Cigarette

CLUB PILATES

Walgreens

9

goodwill

FIFTH THIRD BANK

Starbucks

Red Robin

Red Robin

Red Robin

Red Robin

Red Robin

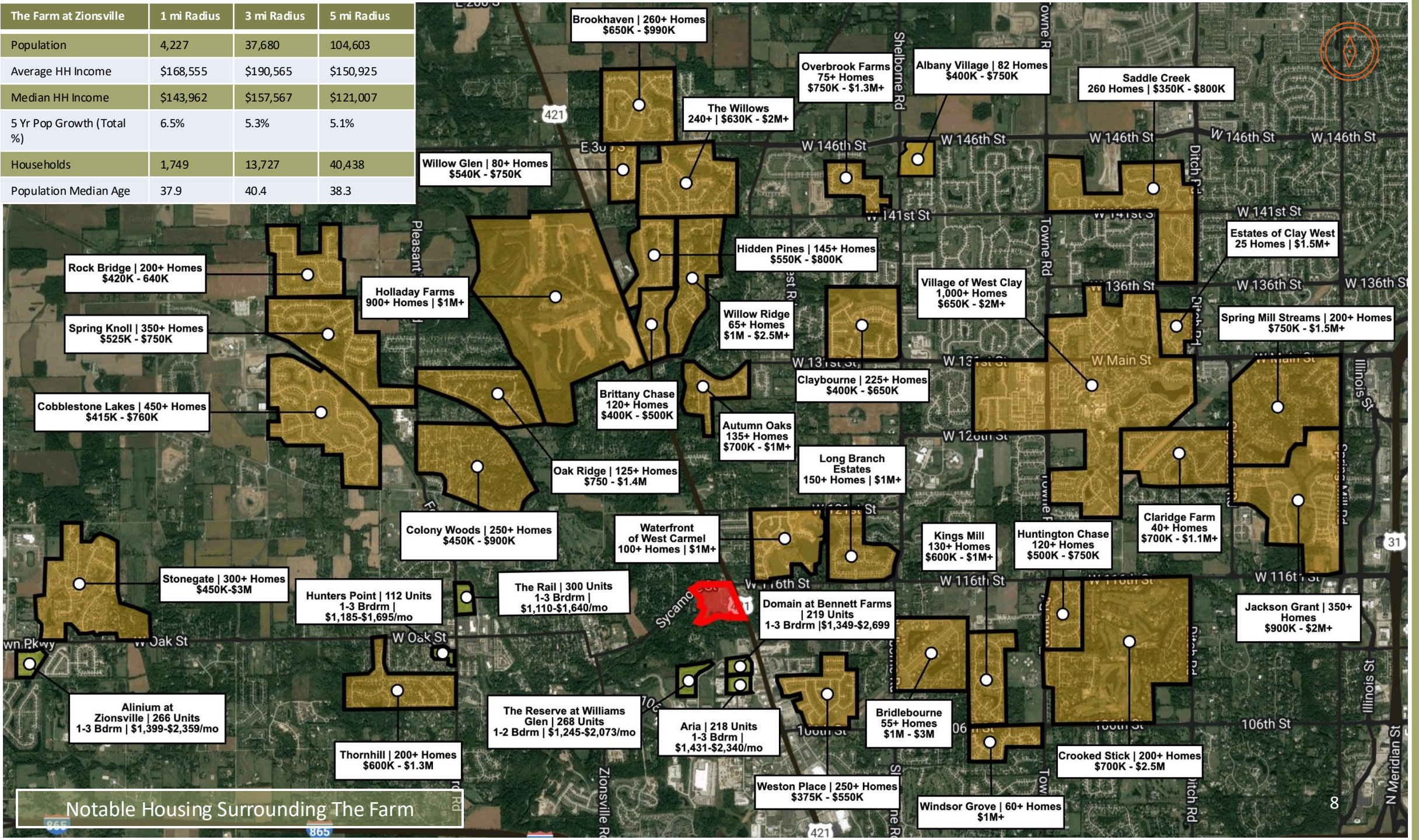
Red Robin

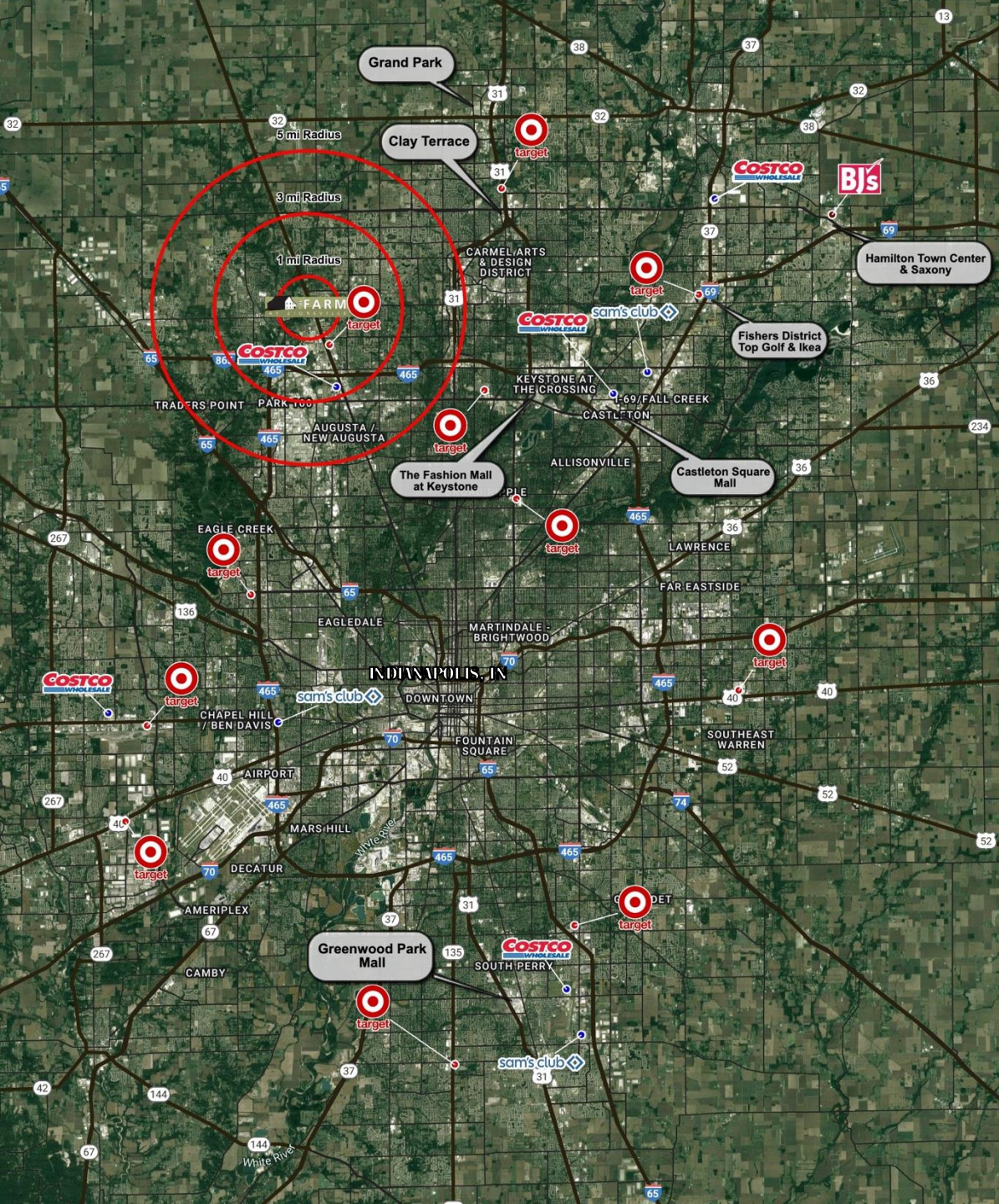
Red Robin

Red Robin

Red Robin

The Farm at Zionsville	1 mi Radius	3 mi Radius	5 mi Radius
Population	4,227	37,680	104,603
Average HH Income	\$168,555	\$190,565	\$150,925
Median HH Income	\$143,962	\$157,567	\$121,007
5 Yr Pop Growth (Total %)	6.5%	5.3%	5.1%
Households	1,749	13,727	40,438
Population Median Age	37.9	40.4	38.3







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