# LAND FOR SALE OR GROUND LEASE | 3.23 ACRES

NEQ Saratoga Parkway and U.S. 40 | Plainfield, Indiana 46168

## AVAILABLE SPACE

3.23 acre outparcel, will subdivide

## RATES | NNN & PRICE

Available upon request

## TRAFFIC COUNTS

U.S. 40 - 20,006 AADT

*Source: INDOT 2017*

## PROPERTY INFORMATION

- Adjacent to newly opened Walmart Neighborhood Market
- Close proximity to: Anytime Fitness, Great Clips, Accelerated Health Systems, CVS, Dental Office, and Subway
- Serves a consumer market of approximately 80,000

## DEMOGRAPHICS (based on 2018 data)

| Variable | Community Population | RTA |
|---|---|---|
| 2018 Population | 32,430 | 80,366 |
| Average HH Income | $74,758 | $81,518 |
| Median Age | 36.5 | 37.2 |

** RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.*

## CONTACT

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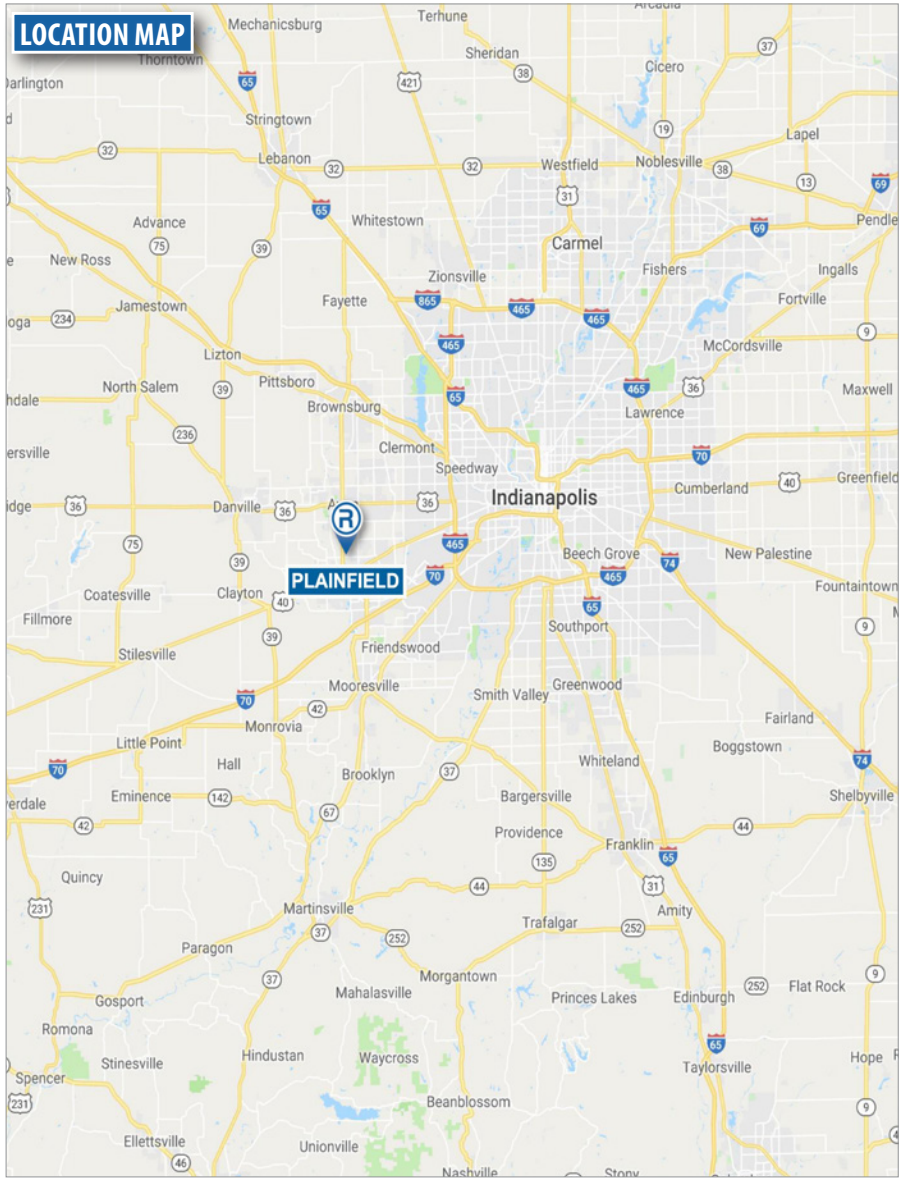


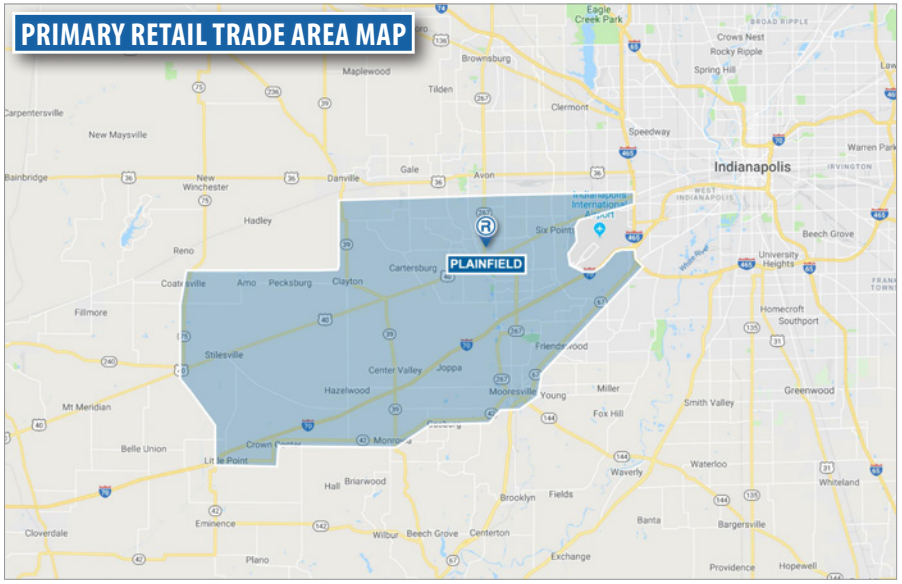

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