

# Plainfield Commons - Commercial Land

346 Pine Crest Drive, Plainfield, IN 46168



## FOR SALE

**MORGAN METCALF**  
Broker – Merrill Property Group  
P: 317-496-7606  
morgan@merrillpropertygroup.com

### OFFERING SUMMARY

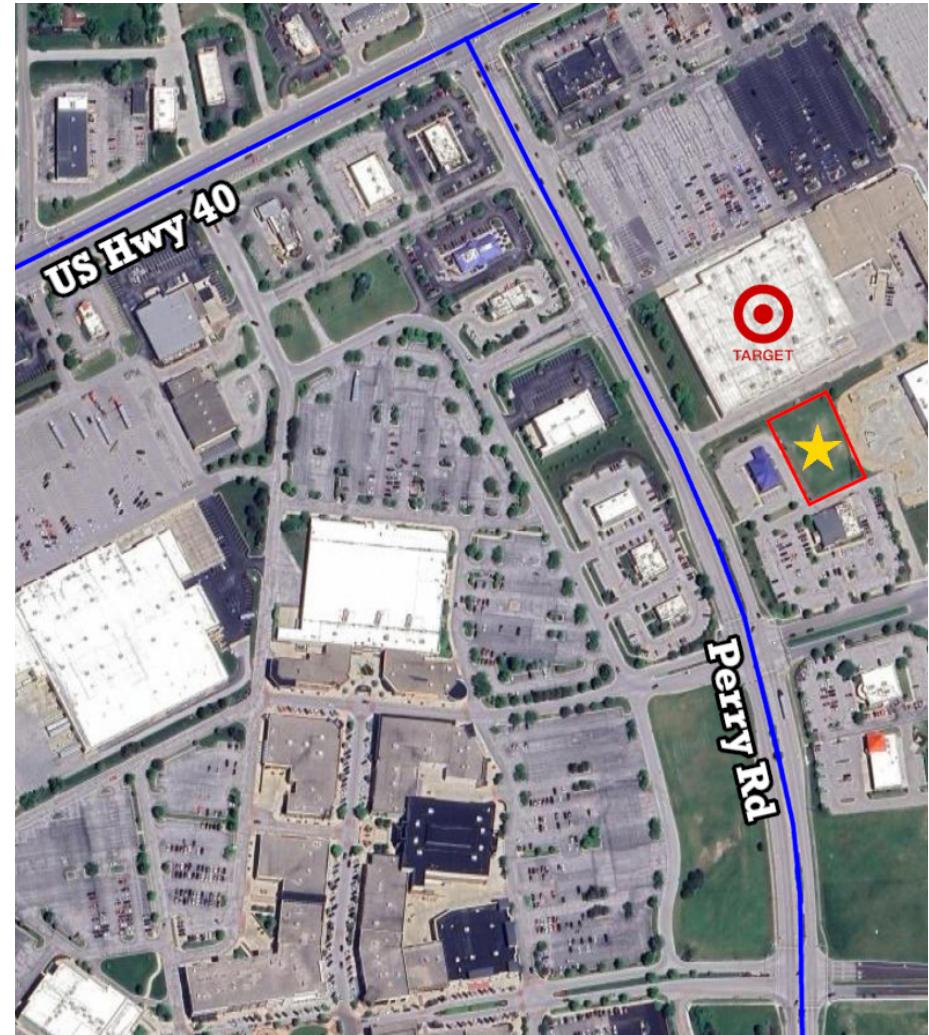
**LIST PRICE:** \$700,000

**LOT SIZE:** 0.87 Acres

**ZONING:** GC

**TRAFFIC COUNT:** 6,341 AADT

**USES:** Retail/Office



### PROPERTY OVERVIEW

Prime 0.87-acre commercial land parcel located in Plainfield, IN, directly across from The Shops at Perry Crossing. This high-visibility site offers excellent exposure and access to major highways, including US-40 and I-70. Zoned for commercial use, it is ideal for retail or office development. With neighboring businesses and high foot traffic from the shopping center, the location is perfect for attracting both local and regional customers. The property offers tremendous potential for growth in a rapidly developing area.

### PROPERTY HIGHLIGHTS

- Developed, high-traffic location
- Quick access to US-40
- Across the street from The Shops at Perry Crossing, with over 2.5 million in drive-by traffic per year

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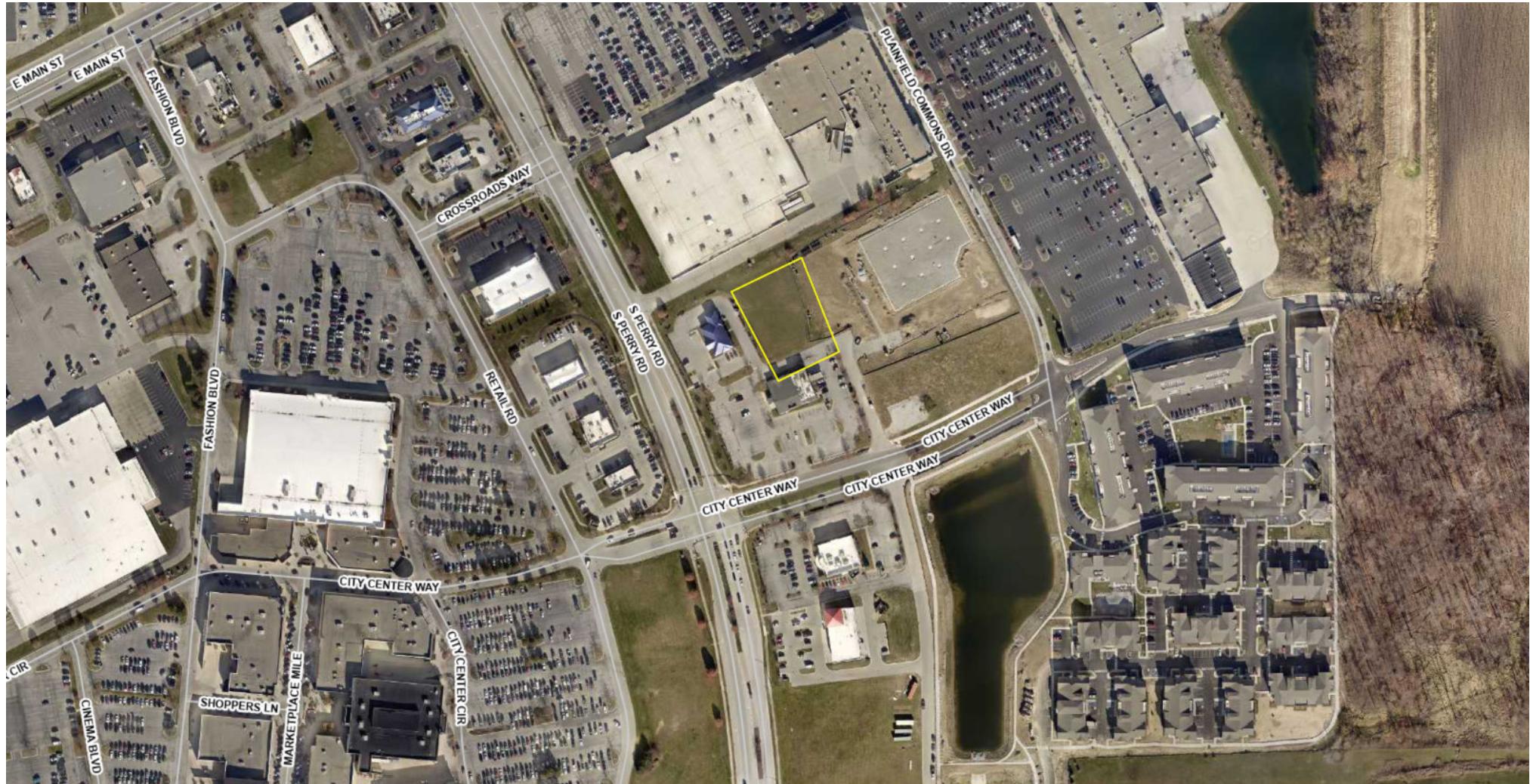
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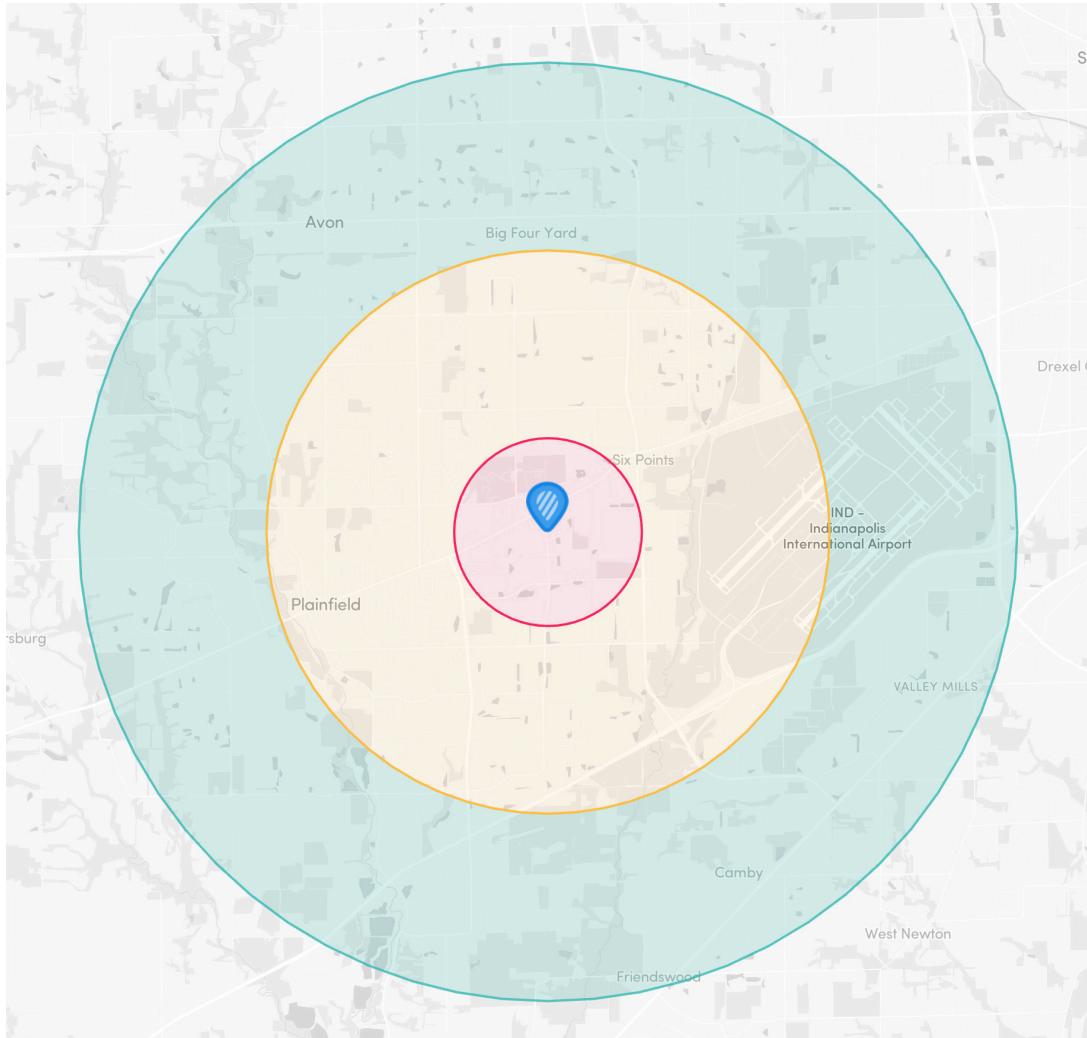
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## DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population</b>			
Total Population	4,335	36,892	114,289
Workday Population	6,609	42,751	99,898
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	766	7,170	21,790
Ages 15-24	699	5,408	16,283
Ages 25-54	1,908	14,555	45,052
Ages 55-64	383	4,221	13,074
Ages 65+	579	5,539	18,089
<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$72,278	\$84,683	\$85,564
< \$15,000	109	662	1,961
\$15,000-\$24,999	204	659	1,898
\$25,000-\$34,999	128	638	2,357
\$35,000-\$49,999	169	1,412	4,591
\$50,000-\$74,999	443	3,393	9,055
\$75,000-\$99,999	298	1,991	6,339
\$100,000-\$124,999	237	1,604	4,903
\$125,000-\$149,999	120	1,237	3,847
\$150,000-\$199,999	117	1,167	3,733
> \$200,000	100	1,288	3,647
<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	2,093	14,719	44,563
Renter Occupied	1,427	4,964	13,802
Owner Occupied	500	9,086	28,531
Vacant	166	669	2,231

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