

# 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

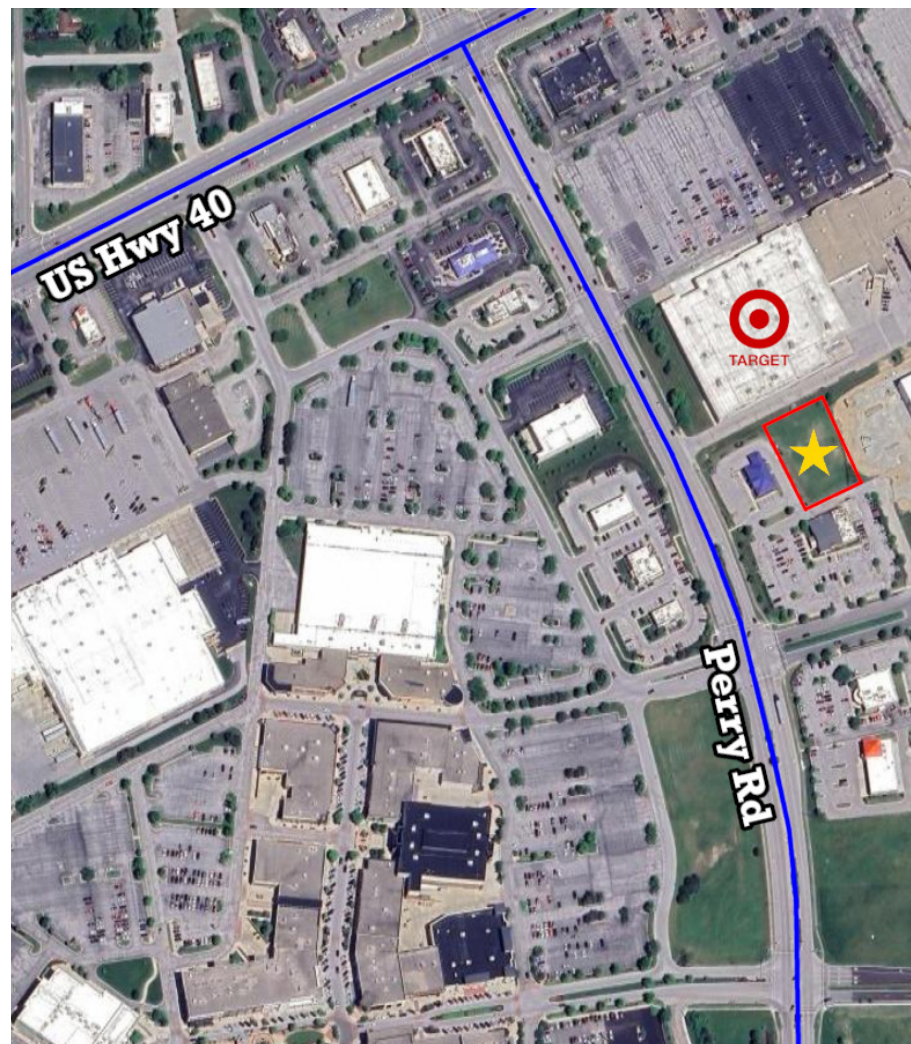
**USES:** Retail/Office

### 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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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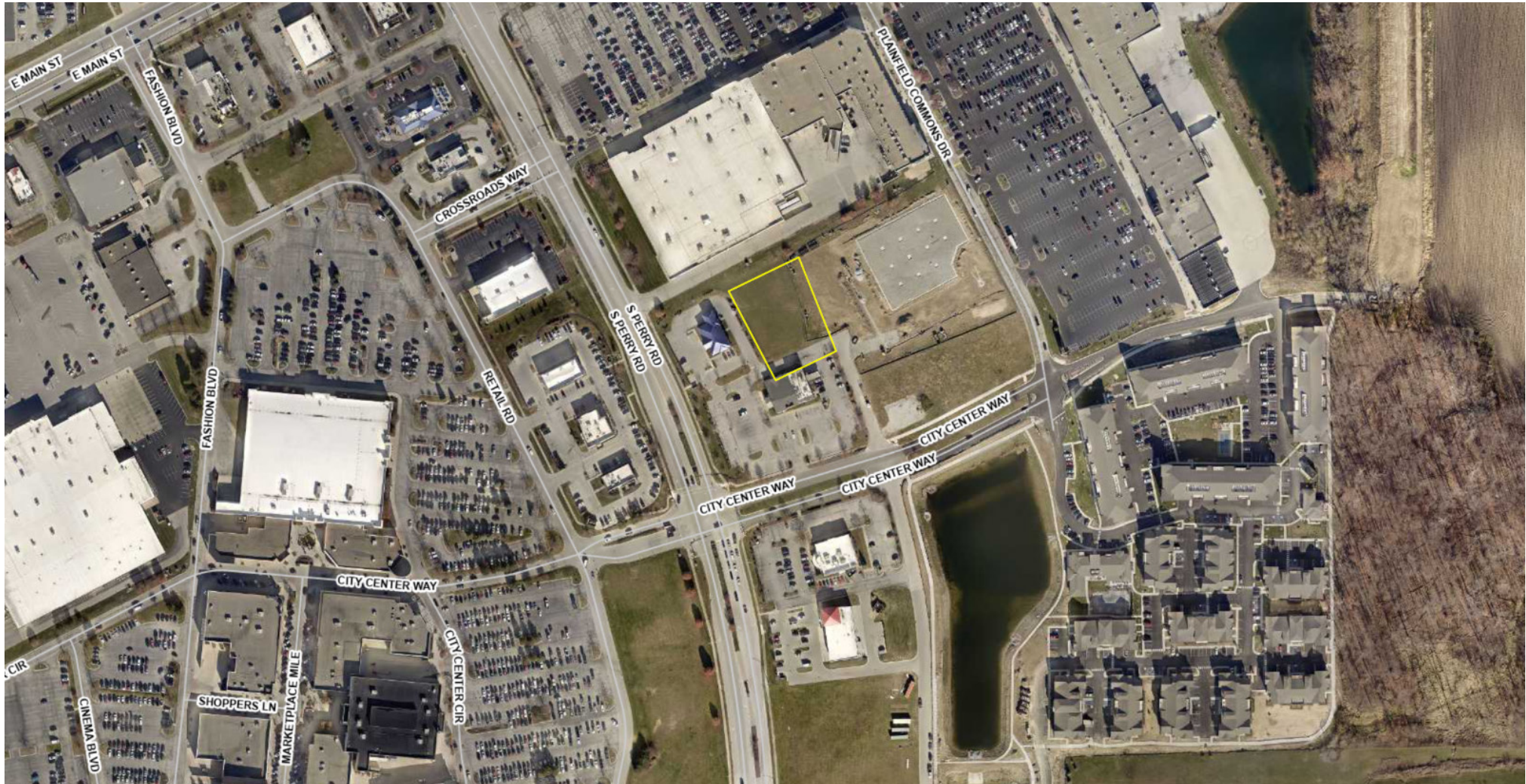
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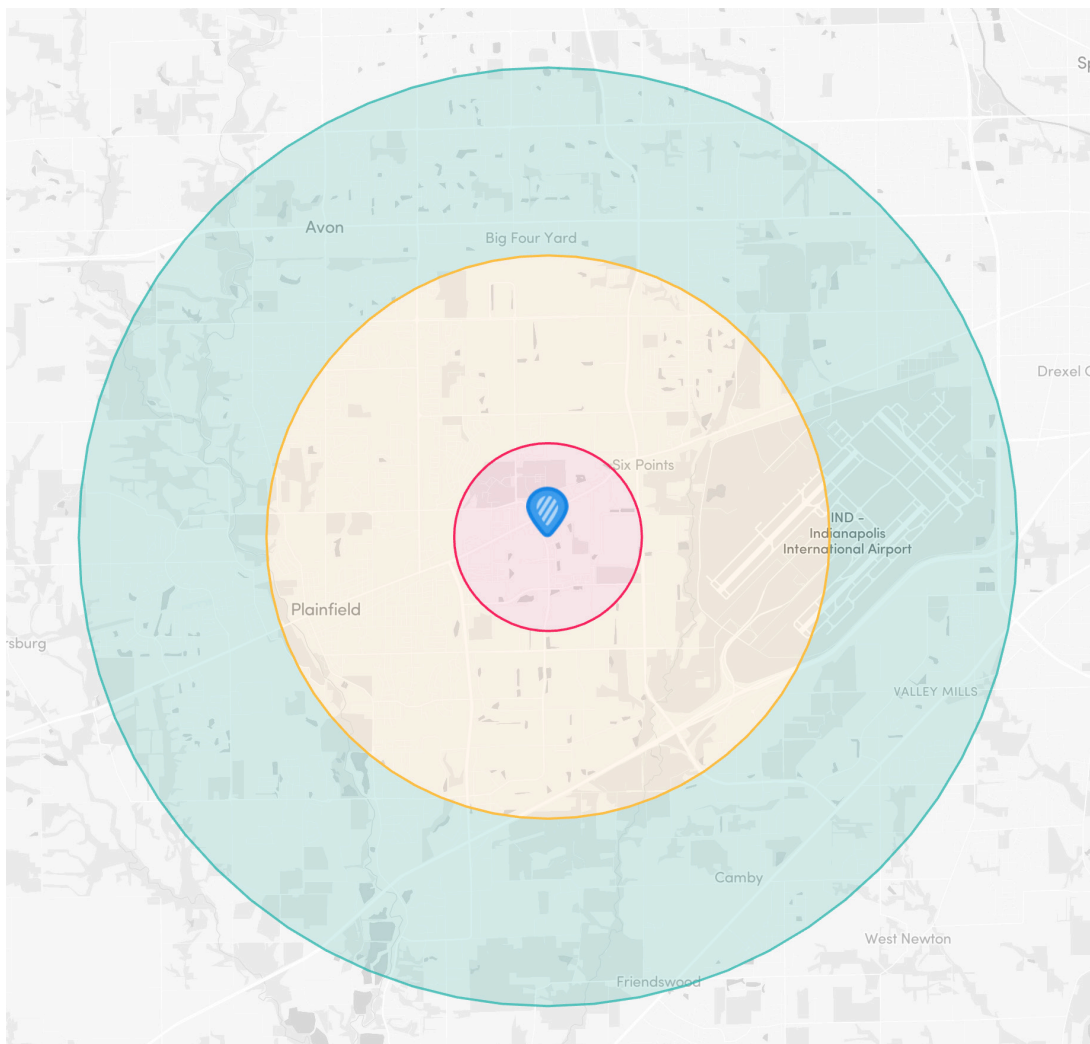
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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	4,335	36,892	114,289
Workday Population	6,609	42,751	99,898

Age	1 Mile	3 Miles	5 Miles
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

Income	1 Mile	3 Miles	5 Miles
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

Housing	1 Mile	3 Miles	5 Miles
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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