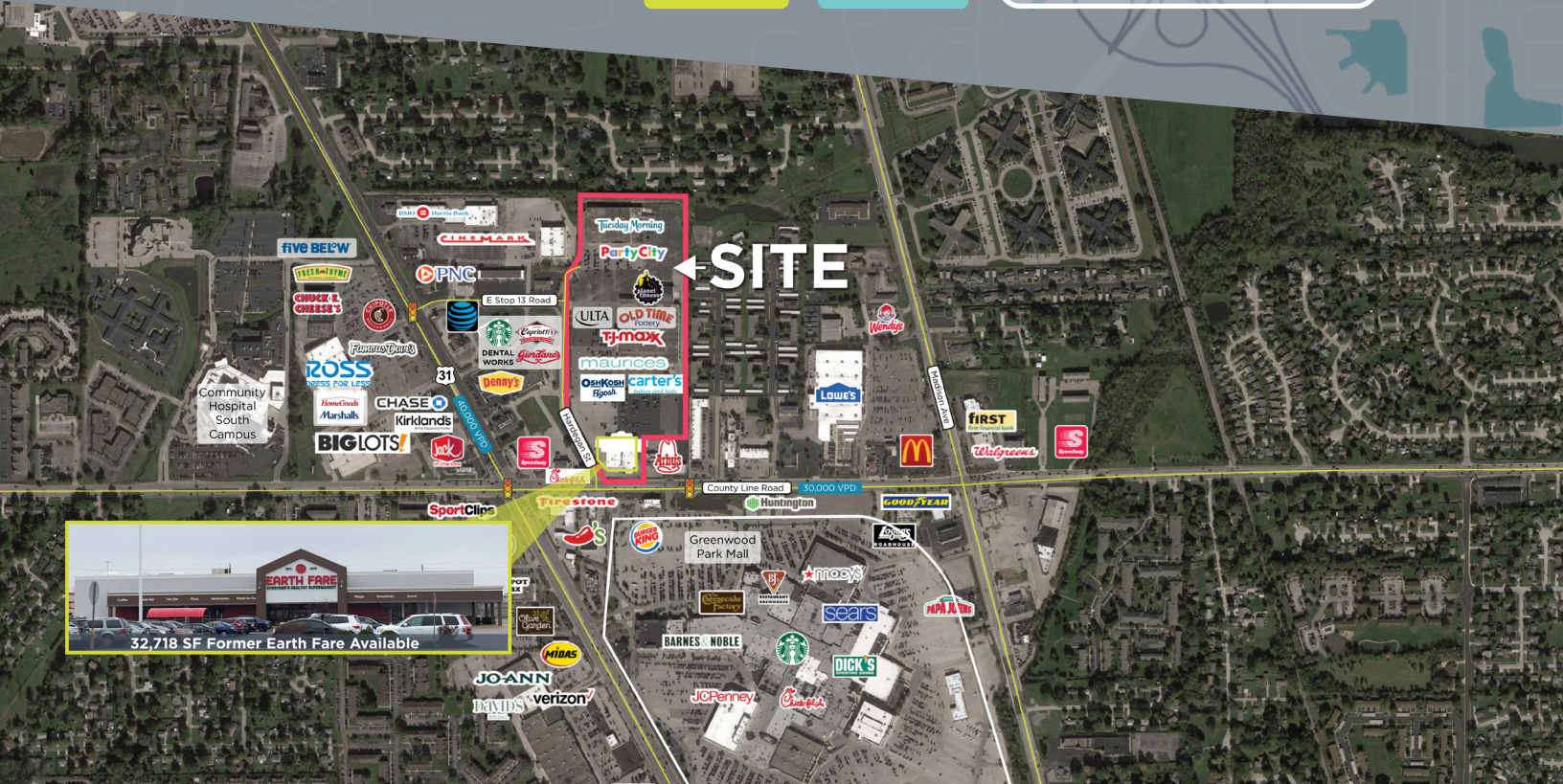


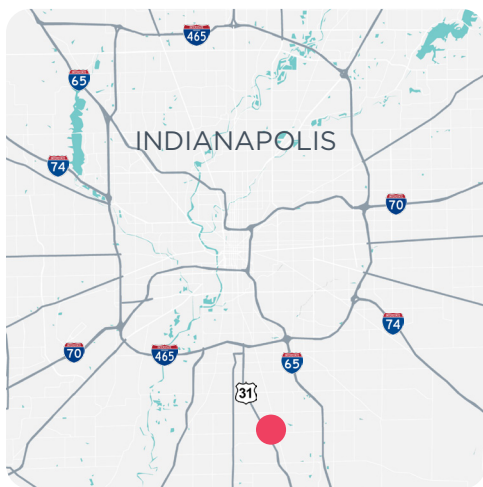
LEASE

RETAIL

CLICK FOR DRONE VIDEO



▶ THE SHOPPES AT COUNTY LINE



The Shoppes at County Line (268,990 SF) has undergone a major redevelopment. Directly across from the Simon Greenwood Park Mall (99% leased), there is access from both US 31 and County Line Road where large pylons are located. The center offers abundant parking in this busy retail area.

Tenants include Carter's, D.P. Shallos Restaurant, Maurices, Old Time Pottery, OshKosh, Party City, Planet Fitness, TJ Maxx, Tuesday Morning and ULTA.

- + Pylon signage on US 31 and County Line Road
- + Signalized entrances on US 31 and County Line Road
- + Traffic count:
 - US 31: 37,219 VPD
 - County Line Road: 28,427 VPD
- + **32,718 SF Former Earth Fare Available!**

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

BETH PATTERSON

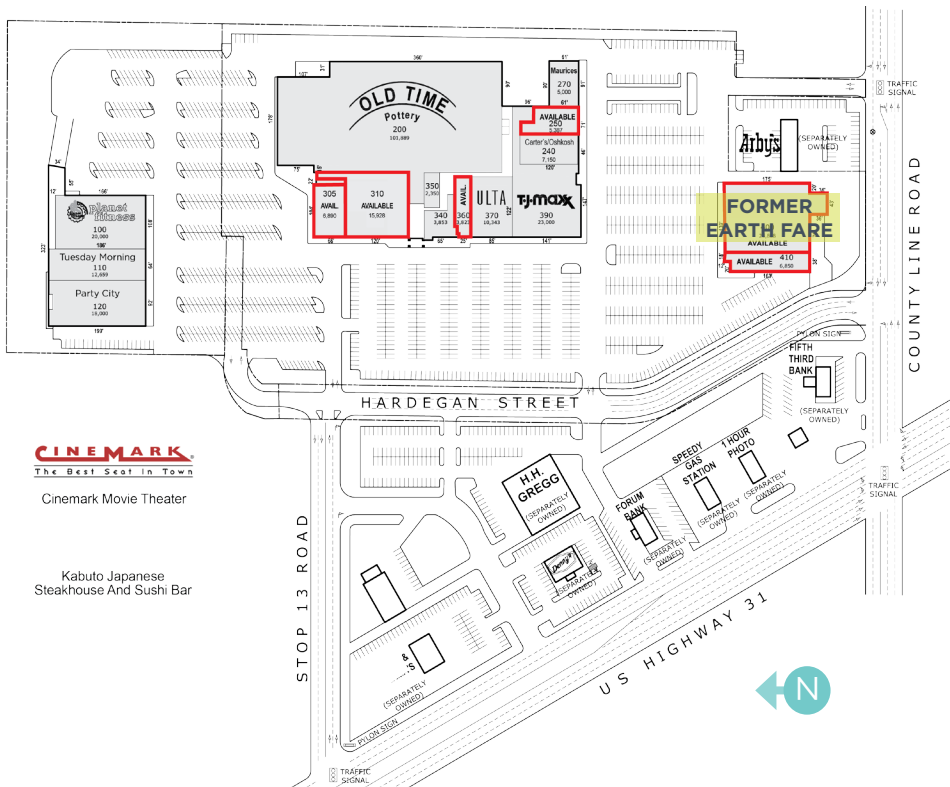
Principal & Director of Retail Services

○ 317.663.6558

○ 317.514.8454

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THE SHOPPES AT COUNTY LINE // SITE PLAN



NO.	TENANT	SQ. FT.
100	Planet Fitness	20,000
110	Tuesday Morning	12,659
120	Party City	18,000
200	Old Time Pottery	101,889
240	Carter's/Oshkosh	7,150
250	Available	5,387
270	Maurices	5,000
305	Available	6,890
310	Available	15,928
305 & 310	Available	24,927
340	D.P. Shallos	3,853
350	Management Office	2,350
360	Available	3,823
370	Ulta	10,343
390	TJ Maxx	23,000
400	Available	25,868
410	Available	6,850
Total Square Feet		268,990

DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	16,975	83,639	201,178
Households	7,343	35,393	80,693
Average HH Income	\$44,969	\$63,636	\$70,295
Median Age	33.7	38.0	35.7

*SitesUSA 2017 Estimated

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