

Saratoga Land

US 40 & Saratoga Parkway, Plainfield, IN 46168



FOR SALE OR GROUND LEASE

TRAFFIC COUNTS

US 40 - 25,120 ADT

- Newly opened Walmart Neighborhood Market grocery store
- Outlot available 3.23 acres - will divide
- Excellent opportunity for free standing restaurants
- Located on the NEC of US 40 & Saratoga Parkway, with over 2,200 homes
- Join Anytime Fitness, Great Clips, Accelerated Health Systems, Dental Office and Subway

CONTACT

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MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	9,582	\$73,733	2,892	8,306
3 Mile	31,029	\$85,917	10,880	17,231
5 Mile	54,242	\$86,531	19,518	38,455

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