

# RETAIL PROPERTY FOR LEASE

773 East Main Street Brownsburg, IN 46112



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Turnkey restaurant space in close proximity to the new residential growth in Brownsburg

## PROPERTY HIGHLIGHTS

- 2,210 - 6,650 Square Feet of Turnkey Restaurant Space Available
- Restaurant Hood, Walk-In Cooler/Freezer, and other Restaurant Infrastructure Included with Space
- Direct Visibility to Over 14,000 VPD with Proximity to Brownsburg School System
- Ample Parking
- Located within 1 Mile of the Brownsburg School Campus – 11 Schools with 10,000 Students

## DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	44,620	91,493
Average HH Income	\$103,044	\$99,758
Businesses	1,390	2,189
Employees	9,086	15,026

## TRAFFIC COUNTS

US 136 / Main Street	14,790
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## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## SHAWN HEFFERN

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

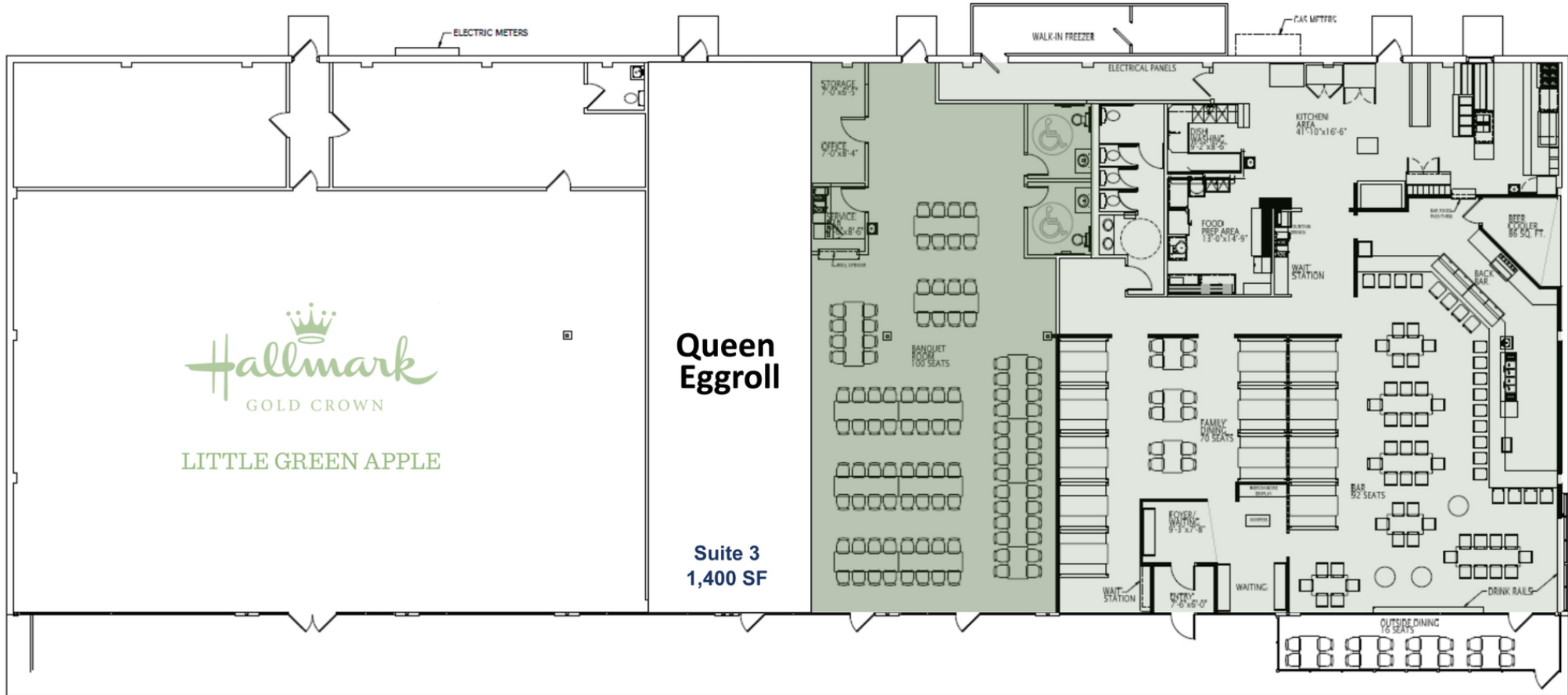
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## Brownsburg "B" Shoppes



Suite 4  
2,210 SF

Suite 5  
4,440 SF



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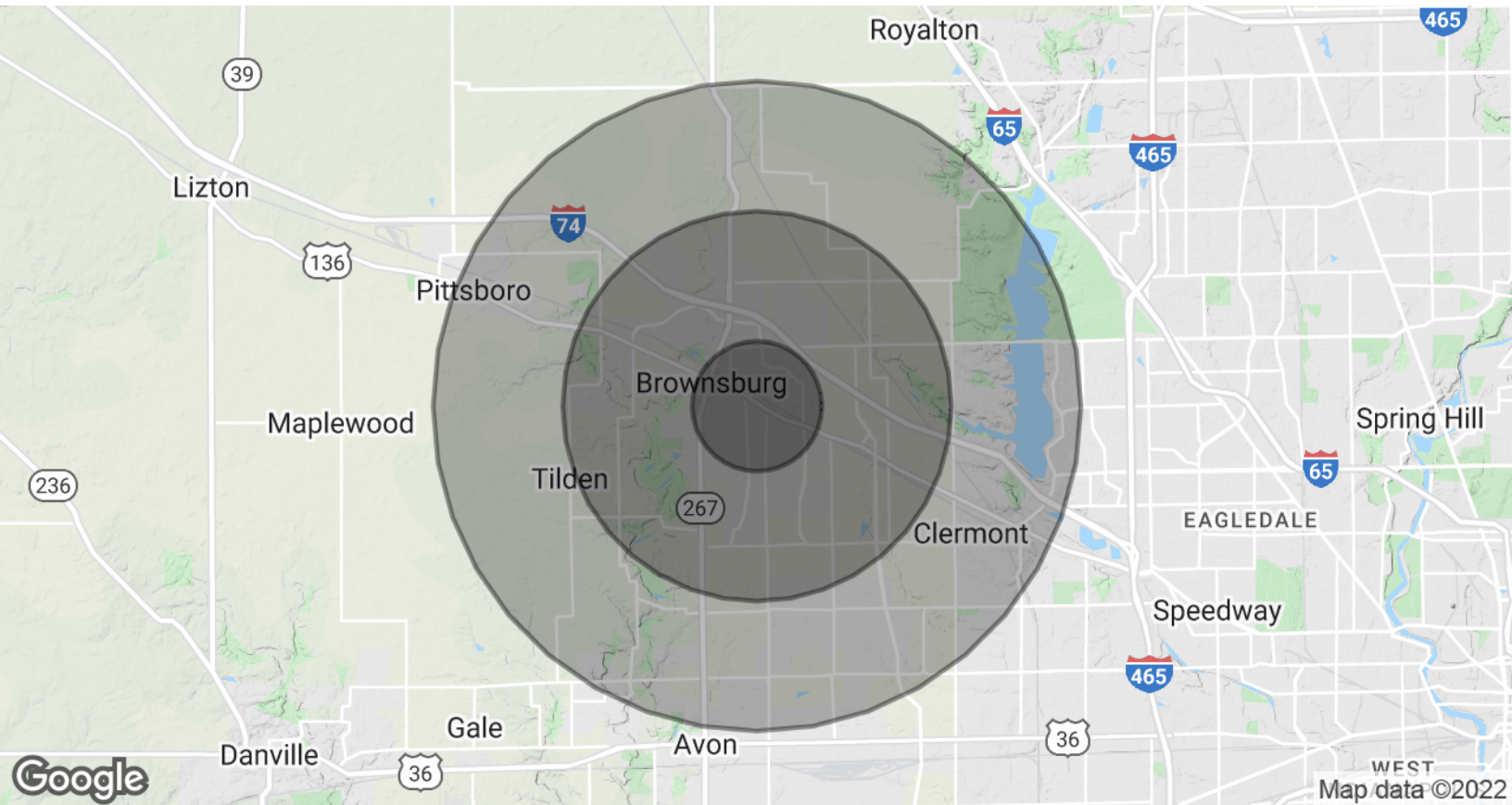


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## POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	44,620	91,493	190,944
Projected Annual Growth (2021-2026)	2.3%	2.1%	1.7%
Total Households	16,331	34,437	73,868
Median Home Value	\$228,745	\$220,784	\$204,882

## INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$103,044	\$99,758	\$87,648
Daytime Population (16+ years)	18,651	36,334	100,515
Total Businesses	1,390	2,189	5,515
Total Employees	9,086	15,026	53,118

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