

RETAIL SPACE FOR LEASE

7397 N 600 W. Mount Comfort Rd. | McCordsville, IN 46055



Two Move-In Ready Retail Suites Available at McCordsville Corner Shoppes

Building Size:	16,400 SF
Available:	Suite 700 - 2,200 SF Suite 800 - 1,400 SF
Land:	4.86 Acres
Year Built:	2008
Parking:	112 Parking Spaces

Details:

- Well maintained multi-tenant retail center.
- Located in one of Indiana's fastest growing corridors.
- Pylon & monument signage with excellent visibility from West Mount Comfort Road.
- Easy access to major interstates and highways.

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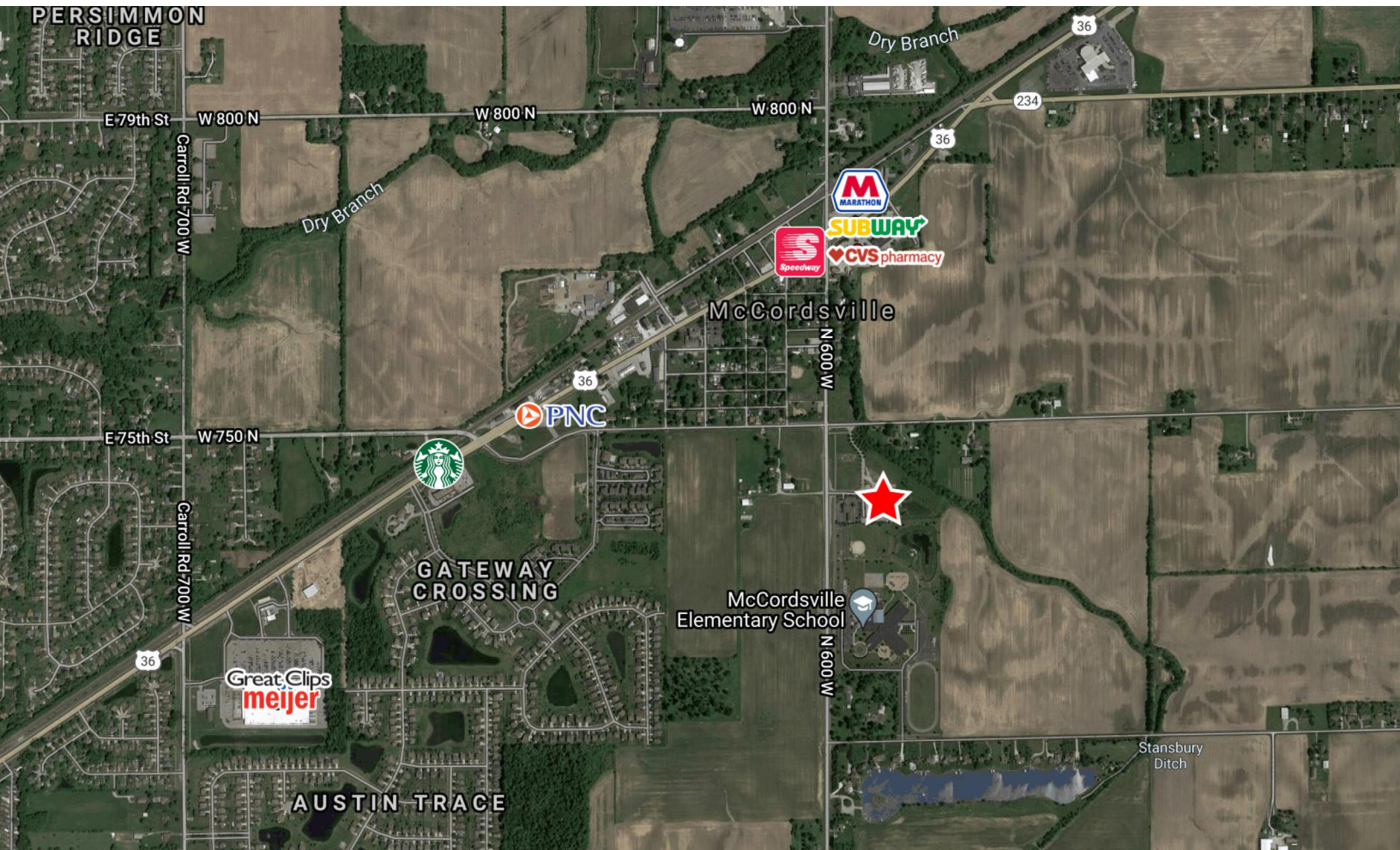


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LOCATION OVERVIEW

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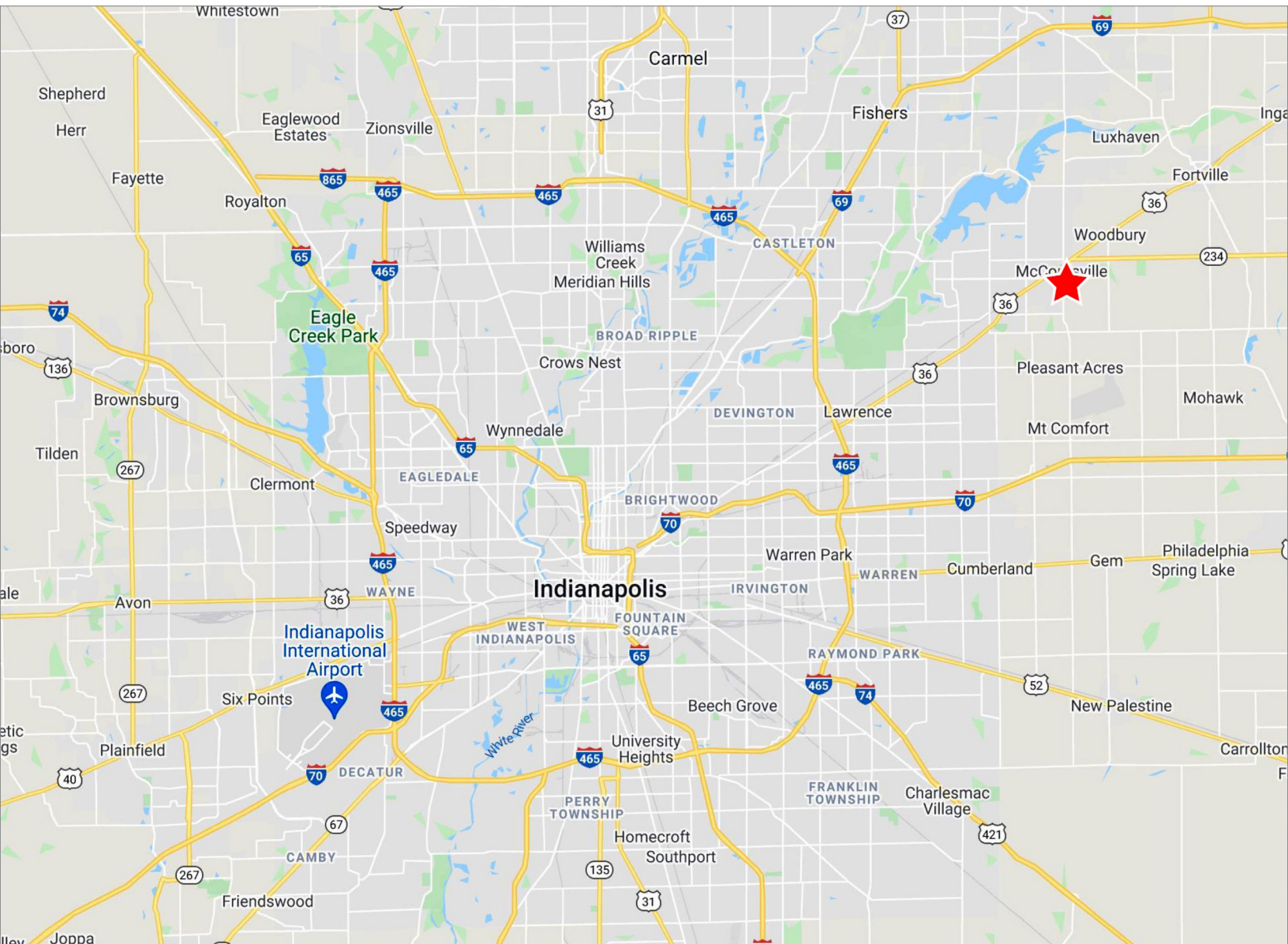
- McCordsville Corner Shoppes sits in the larger commercial market of Hancock County.
- It is conveniently located by the main entry to I-70 and downtown with daily traffic counts of 17,572.
- Strong demographics in affluent 3-mile trade area with average household income of \$164,806.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	1,848
3 MILE	31,744
5 MILE	84,823



NUMBER OF HOUSEHOLDS

1 MILE	717
3 MILE	11,405
5 MILE	30,249



AVERAGE HOUSEHOLD INCOME

1 MILE	\$111,768
3 MILE	\$151,821
5 MILE	\$164,806



MEDIAN HOME VALUE

1 MILE	\$235,157
3 MILE	\$259,931
5 MILE	\$298,874