

Prime Retail Space Available

Brownsburg Station - Brownsburg, IN

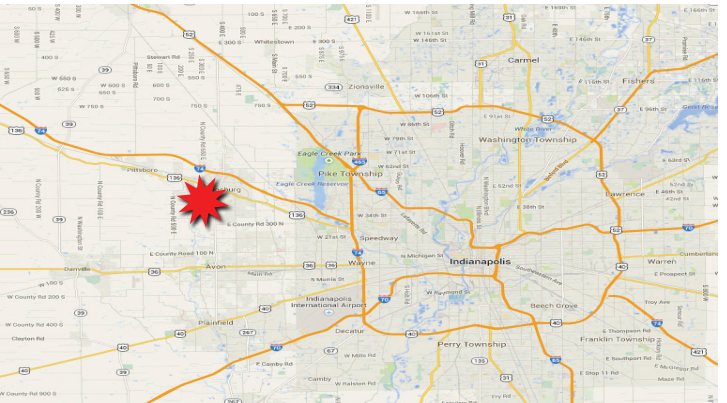
578 & 600 W. Northfield Dr., Brownsburg, IN 46112



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Property Highlights:

- Stop light entrance, premier community center with nationally known tenants including Kohl's, Lowe's, Maurices, Rue 21, Famous Footwear, American Mattress, GNC, Sally Beauty, Verizon and more!
- Great visibility and easy access to Northfield Dr. (14,181 cars per day) and I-74 (22,399 cars per day)
- 1,200-3,035 SF inline space available
- Future Phase II includes up to 165,000 SF of new retail space
- Large trade area with regional drawing power
- Hendrick's County is the 2nd fastest growing county in Indiana
- In 2009, CNN Money Magazine ranked Brownsburg as #1 place to live in Indiana, and #33 in the nation



DEMOGRAPHICS	3 miles	5 miles	7 miles	10 miles
Population	30,552	53,374	104,518	289,316
Households	10,739	19,115	40,137	110,222
Est. Avg. HH Income	\$85,644	\$94,523	\$89,195	\$75,108



For more information contact:
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578

UNIT	TENANT	DIMS.	SIZE
1000	AMERICAN MATTRESS	-	4,000
1020	AVAILABLE	-	2,013
1040	FAMOUS FOOTWEAR	-	6,803
1070	AVAILABLE	-	1,600
1080	SALLY BEAUTY SUPPLY	-	1,614
1090	AVAILABLE	-	1,751
KOHLS - OWNED BY OTHERS			

600

UNIT	TENANT	DIMS.	SIZE
2000	RUE21	-	4,685
2020	AVAILABLE	-	2,995
2030	MAURICES	-	4,800
2050	AVAILABLE	-	3,035
2060	MICHELE'S BOUTIQUE AND GIFT	-	2,000
2070	NAIL SALON	-	1,500
2080	GNC	-	1,614
2090	MERLE NORMAN COSMETICS	-	1,205
2100	AVAILABLE	-	2,047
FUTURE DEVELOPMENT AVAILABLE			
LOWE'S - OWNED BY OTHERS			

outlots

UNIT	TENANT	DIMS.	SIZE
BMO HARRIS BANK - OWNED BY OTHERS			
VERIZON - OWNED BY OTHERS			
2	OUTLOT AVAILABLE	-	1.14 AC
4	OUTLOT AVAILABLE	-	1.51 AC
5	OUTLOT AVAILABLE	-	4.30 AC



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