

# NORTHFIELD CROSSING

Premier Outparcels Available: Divisible from 0.75 to 6.70 Acres

VERITAS  
REALTY

SR 267 (Green St) & Interstate 74, Brownsburg, IN 46112



## PROPERTY HIGHLIGHTS

- New full access roads being constructed Spring 2024 (see site plan)
- Highly visible to I-74 (40,286 VPD), Green St/SR 267 (51,459 VPD), & Northfield Dr (17,255 VPD)
- Brownsburg's primary retail corridor, large trade area with regional drawing power
- CNN Money has recognized Brownsburg 3 times for being among the nation's "Best Places to Live"
- One of Indiana's fastest growing communities, Brownsburg's population increased 36% from 2010-2020
- Hendricks County is 2nd fastest growing county in Indiana & 85th fastest in nation
- Join newly developed ALDI, Belle Tire, and future restaurant & retail tenants

CONTACT:

**Jamison Downs**

T: 317-472-1800

E: Jamison@VeritasRealty.com

**Kyle Hughes**

T: 317-472-1800

E: Khughes@VeritasRealty.com

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

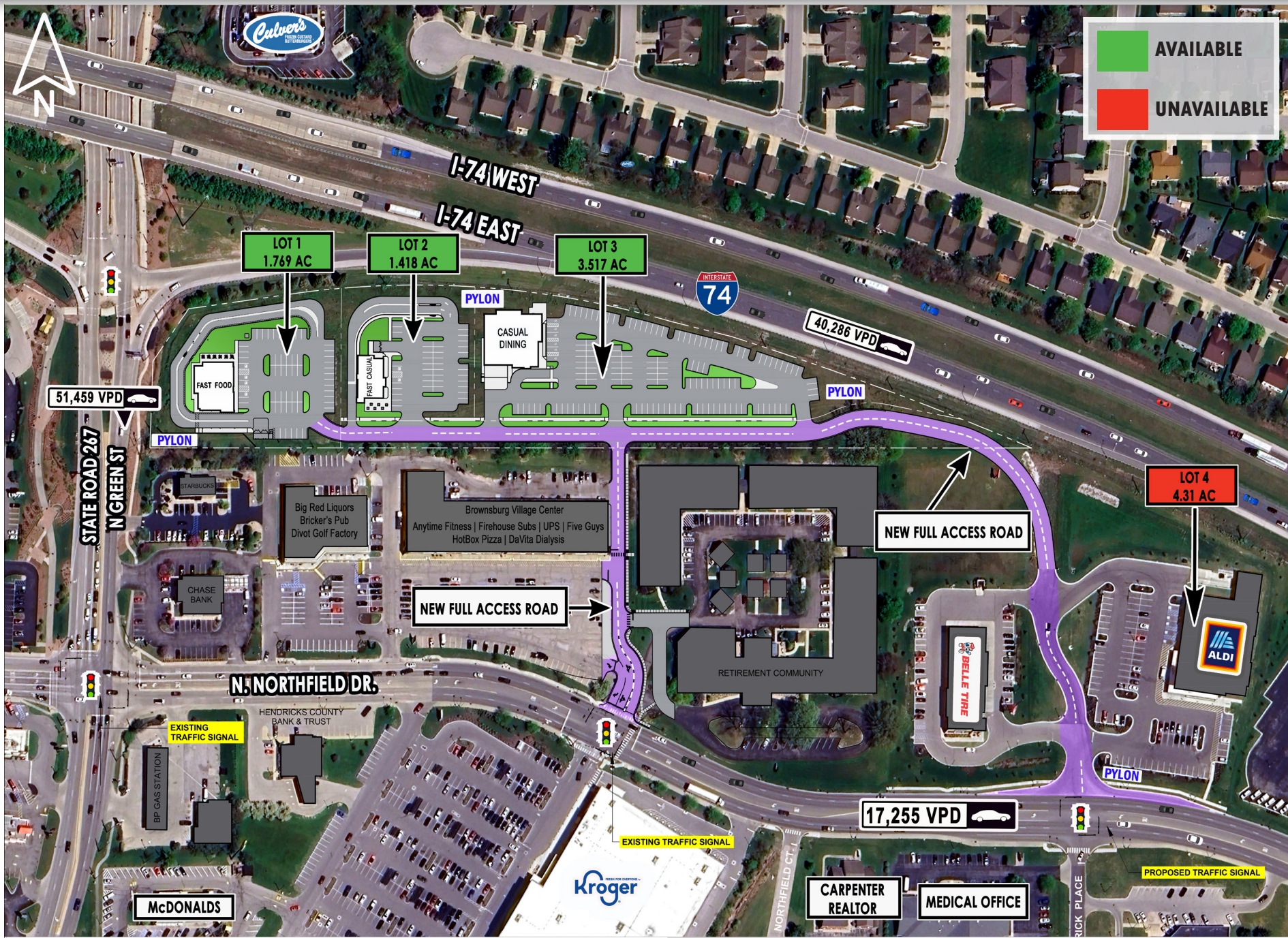
VERITAS  
REALTY

www.VeritasRealty.com

# Northfield Crossing

NORTH FACING SITE PLAN (lot sizes subject to change)

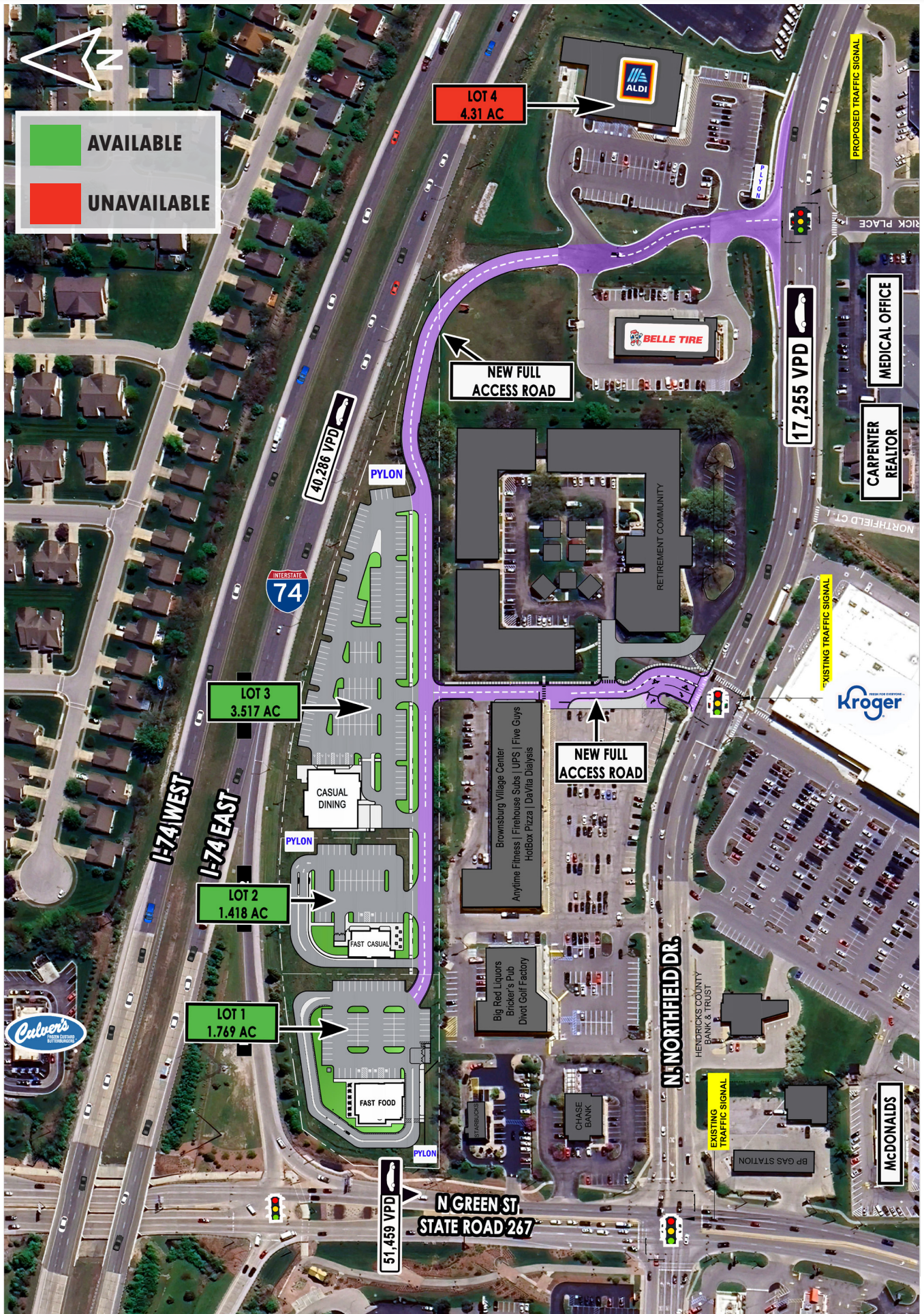
SITE PLAN



# NORTHFIELD CROSSING

EAST FACING SITE PLAN (lot sizes subject to change)

# SITE PLAN

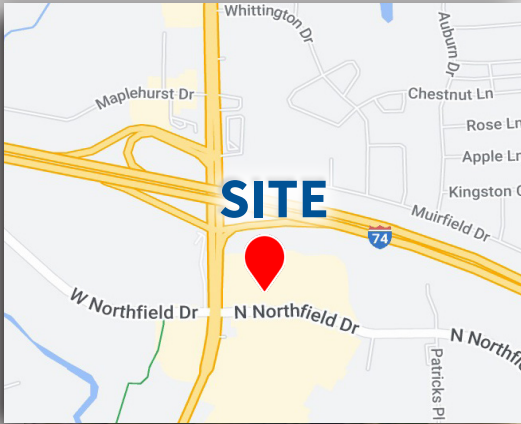


Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

# Northfield Crossing

AERIAL

PREMIER OUTPARCELS AVAILABLE: Divisible from 0.75 to 6.70 Acres, Interstate Frontage



# Northfield Crossing

MARKET  
AERIAL

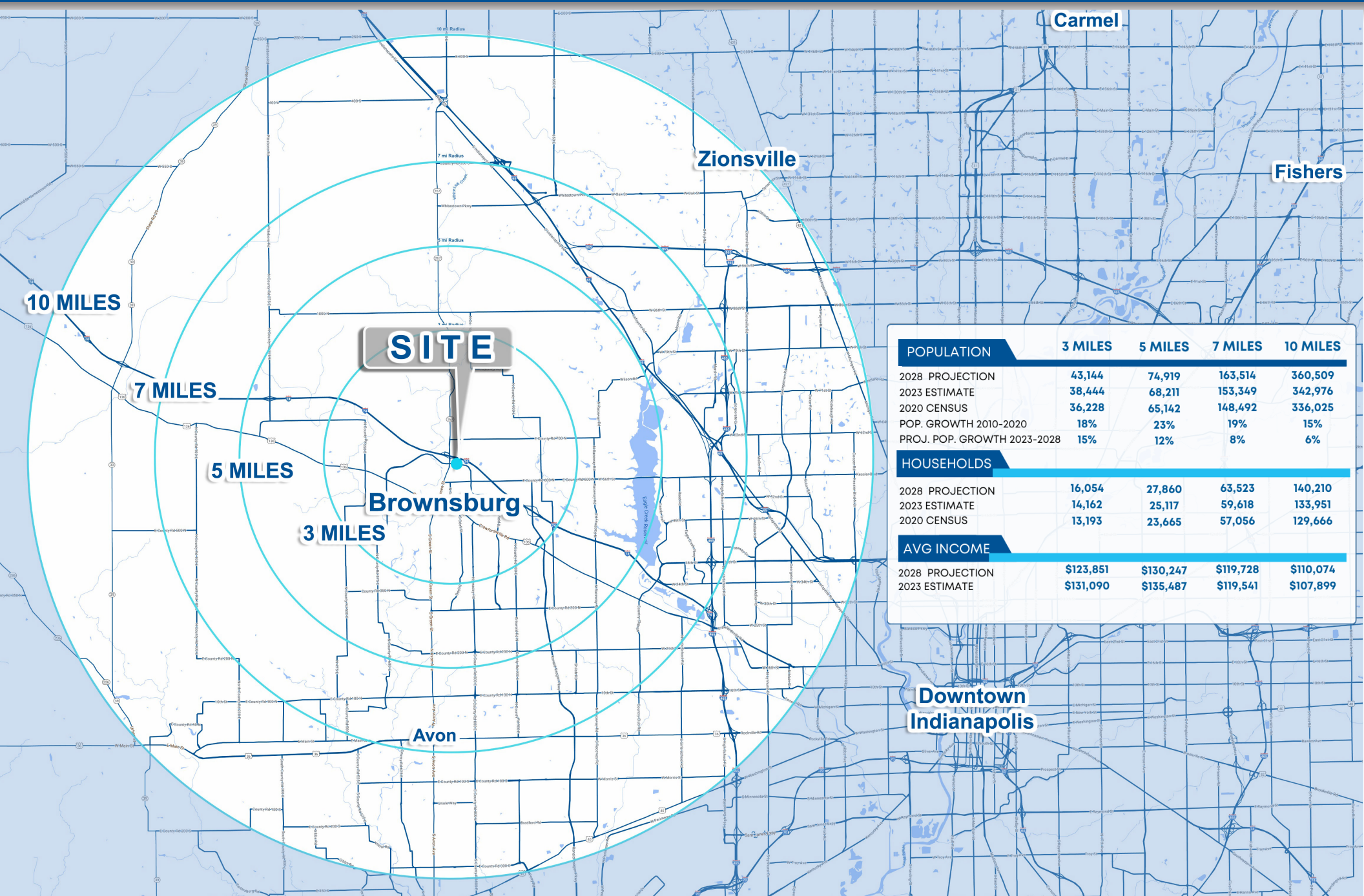
PREMIER OUTPARCELS AVAILABLE: Divisible from 0.75 to 6.70 Acres, Interstate Frontage



# Northfield Crossing

## DEMOGRAPHICS

PREMIER OUTPARCELS AVAILABLE: Divisible from 0.75 to 6.70 Acres, Interstate Frontage



	3 MILES	5 MILES	7 MILES	10 MILES
<b>POPULATION</b>				
2028 PROJECTION	43,144	74,919	163,514	360,509
2023 ESTIMATE	38,444	68,211	153,349	342,976
2020 CENSUS	36,228	65,142	148,492	336,025
POP. GROWTH 2010-2020	18%	23%	19%	15%
PROJ. POP. GROWTH 2023-2028	15%	12%	8%	6%
<b>HOUSEHOLDS</b>				
2028 PROJECTION	16,054	27,860	63,523	140,210
2023 ESTIMATE	14,162	25,117	59,618	133,951
2020 CENSUS	13,193	23,665	57,056	129,666
<b>AVG INCOME</b>				
2028 PROJECTION	\$123,851	\$130,247	\$119,728	\$110,074
2023 ESTIMATE	\$131,090	\$135,487	\$119,541	\$107,899