

Brownsburg Station

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



key features

- anchored by Lowe's and Kohl's
- multiple outlots from 1.14 to 4.30 acres and in-line future development available up to 165,000 sf
- located in Brownsburg, Indiana, a growing neighboring suburb of Indianapolis, and central to several new housing developments
- over \$250 million in planned and current development
- trade area of over 28 square miles in the second-fastest-growing county in Indiana
- daily traffic counts: 21,127 on Northfield Drive; 26,315 on I-74

demographics

	1 miles	3 miles	5 miles
population	4,110	34,119	62,129
households	1,511	12,839	22,804
avg. household income	\$169,645	\$143,357	\$140,026
daytime population	2,805	17,773	27,170

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 6,803 sf



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578 W. Northfield

UNIT	TENANT	DIMS.	S.F.
1000	AMERICAN MATTRESS	42 x 100	4,000
1020	STATE FARM INSURANCE	20 x 100	2,013
1040	AVAILABLE	80 x 100 IRR	6,803
1070	CHILDREN'S ART CLASSES	20 x 80	1,600
1080	SALLY BEAUTY	20 x 80	1,614
1090	PHO 88	22 x 80	1,751
	KOHL'S - OWNED BY OTHERS		89,000

outlots

UNIT	TENANT	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

600 W. Northfield

UNIT	TENANT	DIMS.	S.F.
2000	SERENITY DANCE CONNECTIONS	51 x 100	4,685
2020	WESTRA DENTAL	25 x 100	2,995
2030	MAURICES	48 x 100	4,800
2050	BEACH BLONDE	30 x 100	3,035
2060	MICHELE'S BOUTIQUE AND GIFT	25 x 80 IRR	2,000
2070	iNAILS	20 x 80	1,500
2080	GNC	20 x 80	1,614
2090	MERLE NORMAN COSMETICS	20 x 60	1,205
2100	MANSCAPES	20 x 80 IRR	2,047
	FUTURE DEVELOPMENT AVAILABLE		165,000
	LOWE'S - OWNED BY OTHERS		139,000



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