



**THE FARM**  
AT ZIONSVILLE

**RETAIL | RESTAURANTS | MEDICAL  
| OFFICE | MULTIFAMILY  
US 421 & SYCAMORE STREET |  
ZIONSVILLE, IN 46077**



Located between Indiana’s highest income submarkets of Zionsville (Boone County) and Carmel (Hamilton County) on the northside of the Indianapolis metropolitan statistical area



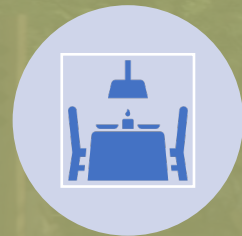
Hamilton County and Boone County are the fastest growing counties in the state of Indiana according to the 2020 Census at 26.5% and 25% growth, respectively, since the 2010 Census



Zionsville (#7) and Carmel (#2) ranked in the Top 10 of WalletHub’s study of 1,300 cities in the “Best Small Cities in America” in 2022



THE FARM IS A MIXED-USE DESTINATION COMPOSED OF DYNAMIC RETAIL, RESTAURANTS, COMMERCIAL AND MULTIFAMILY USES ON OVER 50 ACRES



MULTIPLE OUTPARCELS AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT FRONTING NORTH MICHIGAN ROAD (US-421) AND SYCAMORE STREET



ANCHOR, JUNIOR ANCHOR, INLINE AND MULTI-TENANT OPPORTUNITIES AVAILABLE FOR LEASE. DELIVERY ANTICIPATED TO BE IN SPRING/SUMMER 2025



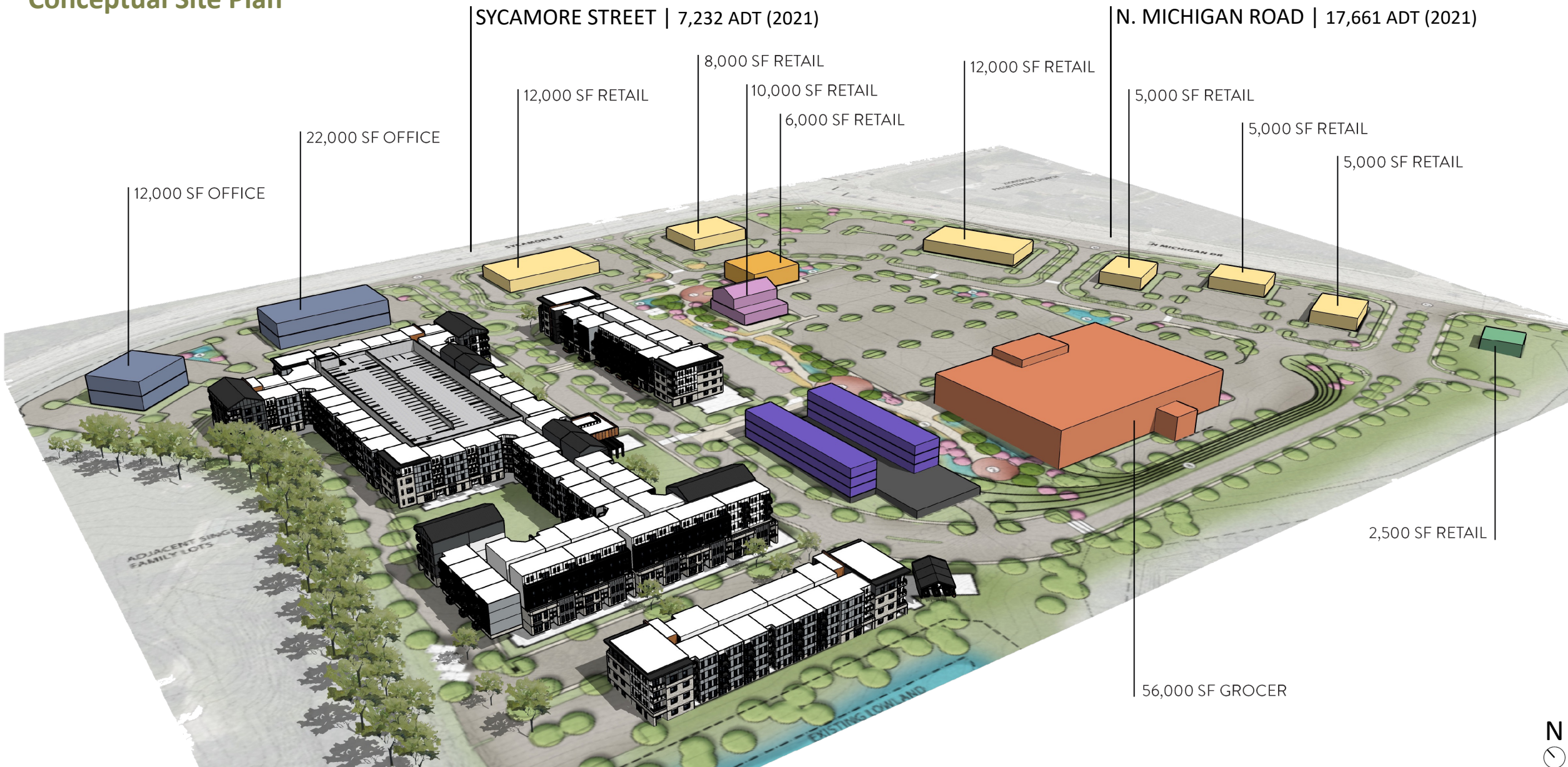
400 CLASS A MULTIFAMILY UNITS ARE SET TO COMMENCE CONSTRUCTION IN EARLY 2023 ALONG WITH THE MASS GRADING, UTILITY AND ROAD INFRASTRUCTURE FOR THE RETAIL PORTION OF THE FARM



NESTLED ON THE NORTH MICHIGAN ROAD CORRIDOR THAT IS HOME TO MAJOR RETAILERS SUCH AS SUPER TARGET, HOME DEPOT, COSTCO, MARSHALLS, HOMEGOODS, KOHLS AND MANY MORE



# Conceptual Site Plan



N. Michigan Rd Corridor



**DICK'S SPORTING GOODS** **OLD NAVY** **AMC** **PETSMART**  
**Michaels** **BAM!**  
**QDOBA** **GNC** **noodles**  
**MATTRESS FIRM** **GYCLEDAR** **LONGHORN STEAKHOUSE**  
**FIFTH THIRD BANK** **LUCIANAS** **Huntington**

**Tropical CAFE** **JAVA HOUSE** **MOE'S** **GARBANZO**  
**SHERWIN-WILLIAMS** **Epurillo's** **restore** **HAND+STONE**  
**ARIA** **Bank of America** **421** **Ford**

**HARBOR FREGHT** **White Castle**  
**verizon** **SUBWAY** **Denny's**  
**Office DEPOT** **OfficeMax** **popeyes**

**Walmart** **at home** **ROSS**  
**five BE'W** **Bath & Body Works** **DOLLAR TREE**  
**Rainbow HESTER** **SALLY BEAUTY** **Firestone**  
**BURGER KING** **Hardees** **McDonald's** **TACO BELL** **Pizza Hut** **Rally's**  
**Sherwin-Williams** **AAMCO** **Crew CARWASH** **BASE COAT**  
**jiffy lube** **metro** **car-x** **Walgreens**

**CHICK-FIL-EE** **Chick-fil-A** **BUCKLE UP!**  
**QDOBA** **FIVE GUYS** **Staples**  
**CHASE** **FIREHOUSE SUBS** **Regions**

**Marshall's** **BEST BUY**  
**petco** **HomeGoods**  
**Red Robin** **FIFTH THIRD BANK**

**THE HOME DEPOT** **KOHL'S**  
**Buffalo Wild Wings** **Soft Ice Cream**  
**TACO BELL** **SUPERCUTS** **9R**

**giant eagle** **McDonald's** **Starbucks** **CVS pharmacy**  
**Great Clips** **BIBBOP** **POTBELLY**  
**MassMutual** **ARRAJOS** **PNC** **tropical CAFE**  
**REGIONS**

**Kroger** **WOLFE WINE** **JJ**  
**AMERICAN PIZZA** **Huntington**

**FRESH THYME MARKET** **WOLFE WINE**  
**FRESH THYME MARKET** **AMERICAN PIZZA** **FANUS**

# N. Michigan Rd Corridor Zionsville & West Carmel



**Kroger**  
**Starbucks**  
**True Value**  
**Subway**  
**Papa Murphy's**  
**BMO**  
**Harris Bank**

**Historic Downtown Zionsville**  
**Salty Cowboy**  
**North Springs**  
**Rose's Place**  
**Patagonia**

**FARM**

**pure barre**  
**Huntington**  
**Firestone**

**tropical CAFE**  
**JAVA HOUSE**  
**MOE'S**  
**GARBANZO**  
**Sherwin-Williams**  
**restore**  
**HAND & STONE**

**CLUB PILATES**  
**KUNG FU TEA**  
**Hub**

**Kroger**  
**ME Massage Envy**  
**Orangetheory FITNESS**  
**Great Clips**  
**SPECK'S PET SUPPLIES**  
**SUBWAY**  
**Jersey Mike's**

**Buck's**

**Tide Cleaners**

**HOTEL EL TANGO ZIONSVILLE**

**ALDI**  
**Crew CARWASH**  
**AutoZone**  
**LA FITNESS**

**BEST BUY**  
**petco**  
**Marshalls**  
**HomeGoods**

**THE HOME DEPOT**  
**KOHL'S**  
**crumbl cookies**  
**TACO BELL**  
**JJ**  
**SUPERCUTS**

**Walgreens**  
**PNC**  
**CHASE**  
**target**  
**goodwill**  
**FIFTH THIRD BANK**

**FedEx Ground**

**OUTBACK STEAKHOUSES**  
**First Merchants**  
**Olive Garden**

**Red Robin**

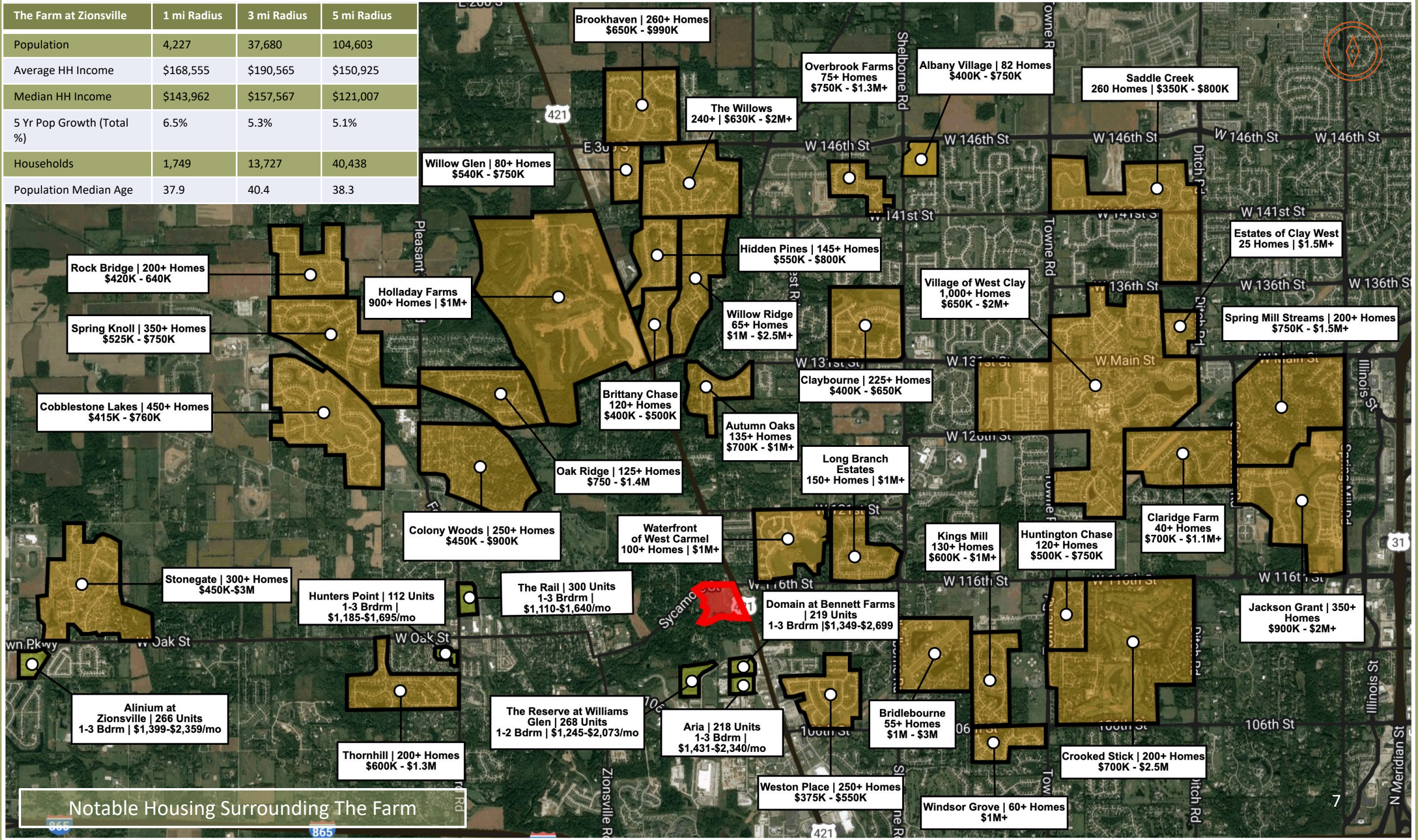
**DUNKIN'**  
**BELLE TIRE**

**Freddy's STEAKBURGERS**

**McDonald's**

**Lake City Bank**

The Farm at Zionsville	1 mi Radius	3 mi Radius	5 mi Radius
Population	4,227	37,680	104,603
Average HH Income	\$168,555	\$190,565	\$150,925
Median HH Income	\$143,962	\$157,567	\$121,007
5 Yr Pop Growth (Total %)	6.5%	5.3%	5.1%
Households	1,749	13,727	40,438
Population Median Age	37.9	40.4	38.3



**Willow Glen | 80+ Homes**  
\$540K - \$750K

**Brookhaven | 260+ Homes**  
\$650K - \$990K

**The Willows**  
240+ | \$630K - \$2M+

**Overbrook Farms**  
75+ Homes  
\$750K - \$1.3M+

**Albany Village | 82 Homes**  
\$400K - \$750K

**Saddle Creek**  
260 Homes | \$350K - \$800K

**Rock Bridge | 200+ Homes**  
\$420K - 640K

**Holladay Farms**  
900+ Homes | \$1M+

**Hidden Pines | 145+ Homes**  
\$550K - \$800K

**Estates of Clay West**  
25 Homes | \$1.5M+

**Spring Knoll | 350+ Homes**  
\$525K - \$750K

**Willow Ridge**  
65+ Homes  
\$1M - \$2.5M+

**Village of West Clay**  
1,000+ Homes  
\$650K - \$2M+

**Spring Mill Streams | 200+ Homes**  
\$750K - \$1.5M+

**Cobblestone Lakes | 450+ Homes**  
\$415K - \$760K

**Brittany Chase**  
120+ Homes  
\$400K - \$500K

**Claybourne | 225+ Homes**  
\$400K - \$650K

**Autumn Oaks**  
135+ Homes  
\$700K - \$1M+

**Oak Ridge | 125+ Homes**  
\$750 - \$1.4M

**Long Branch Estates**  
150+ Homes | \$1M+

**Colony Woods | 250+ Homes**  
\$450K - \$900K

**Waterfront of West Carmel**  
100+ Homes | \$1M+

**Kings Mill**  
130+ Homes  
\$600K - \$1M+

**Huntington Chase**  
120+ Homes  
\$500K - \$750K

**Claridge Farm**  
40+ Homes  
\$700K - \$1.1M+

**Stonegate | 300+ Homes**  
\$450K-\$3M

**Hunters Point | 112 Units**  
1-3 Bdrms |  
\$1,185-\$1,695/mo

**The Rail | 300 Units**  
1-3 Bdrms |  
\$1,110-\$1,640/mo

**Domain at Bennett Farms | 219 Units**  
1-3 Bdrms | \$1,349-\$2,699

**Jackson Grant | 350+ Homes**  
\$900K - \$2M+

**Alinium at Zionsville | 266 Units**  
1-3 Bdrms | \$1,399-\$2,359/mo

**The Reserve at Williams Glen | 268 Units**  
1-2 Bdrms | \$1,245-\$2,073/mo

**Aria | 218 Units**  
1-3 Bdrms |  
\$1,431-\$2,340/mo

**Bridlebourne**  
55+ Homes  
\$1M - \$3M

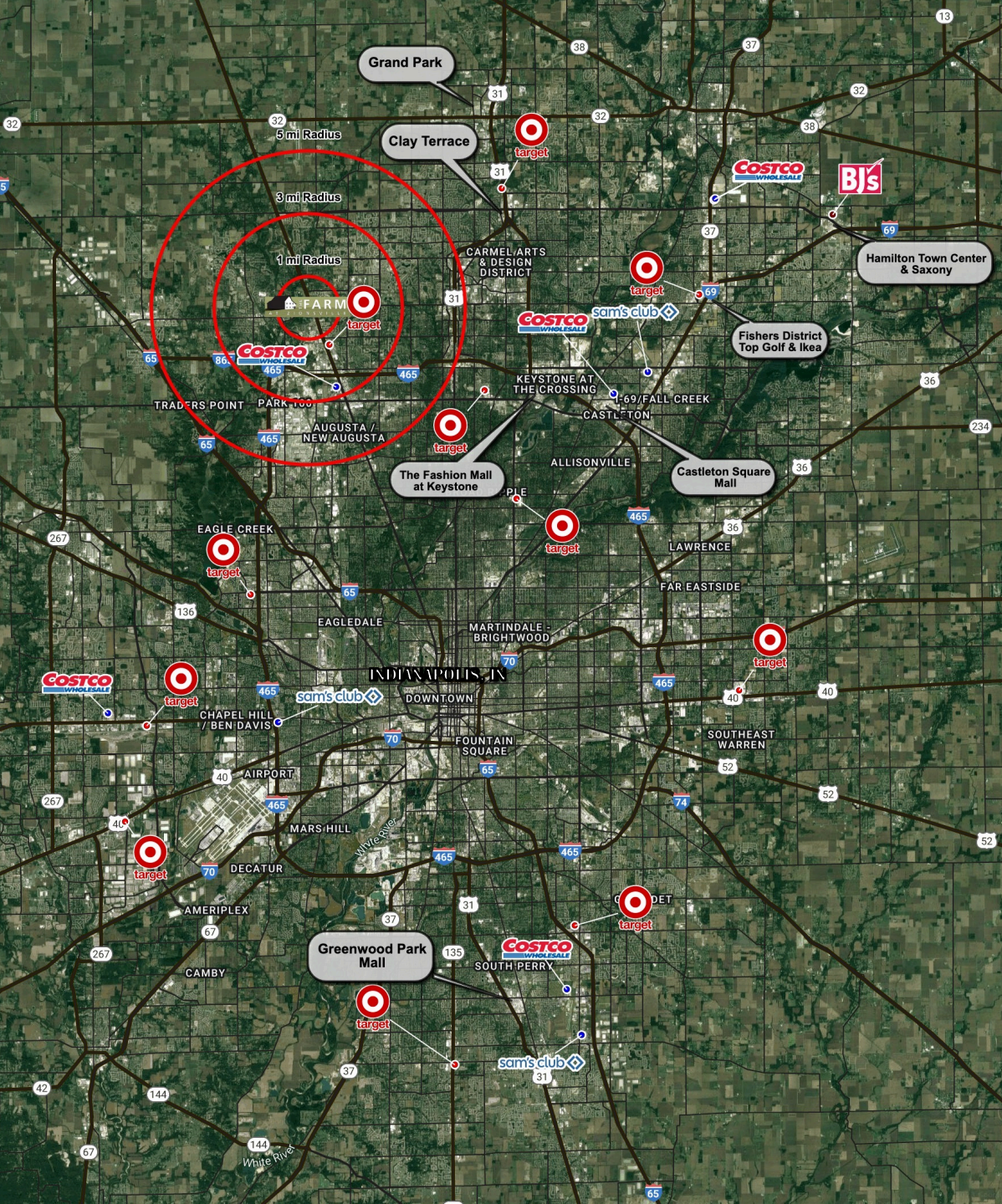
**Thornhill | 200+ Homes**  
\$600K - \$1.3M

**Weston Place | 250+ Homes**  
\$375K - \$550K

**Crooked Stick | 200+ Homes**  
\$700K - \$2.5M

**Windsor Grove | 60+ Homes**  
\$1M+

**Notable Housing Surrounding The Farm**







# 7D COMMERCIAL REAL ESTATE

LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT

[www.7dcre.com](http://www.7dcre.com)

**Ryan Pennington**  
President | CEO

M: (317) 443-0951

[rpennington@7dcre.com](mailto:rpennington@7dcre.com)

**Andrew Clifford**  
Partner

M: (317) 490-6413

[aclifford@7dcre.com](mailto:aclifford@7dcre.com)

**Luke Isenbarger**  
SVP

M: (317) 319-1436

[lisenbarger@7dcre.com](mailto:lisenbarger@7dcre.com)

**Blair Austin**  
SVP

M: (317) 727-4229

[baustin@7dcre.com](mailto:baustin@7dcre.com)