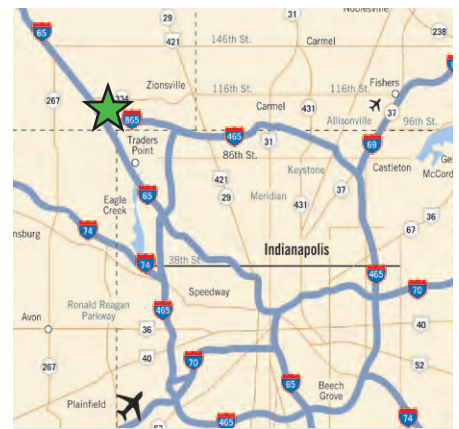




### Actively seeking small and medium-sized businesses

- High-quality live/work/shop/play environment with 3,500 employees and 600 multi-family units in a growing trade area
- Easy access to major interstates, including I-65
  - > 20 minutes to downtown Indianapolis
  - > 30 minutes to Indianapolis International Airport
  - > 50 minutes to Lafayette, IN
- In-place infrastructure/Telecom/Detention facilities
- Pad-ready sites
- Seller provided financing available on out lot purchase
- Design/build resources available to work with your contractor
- Nearby amenities available
  - > Lowes
  - > Daycare
  - > CVS
  - > Banks
  - > Outpatient/Immediate Care
  - > Restaurants
  - > Housing: Single Family Homes, Townhomes & Apartments



For more information, contact:

**Bo Leffel**  
**317.639.0441**  
**Bo.Leffel@cassidyturley.com**

One American Square, Suite 1300  
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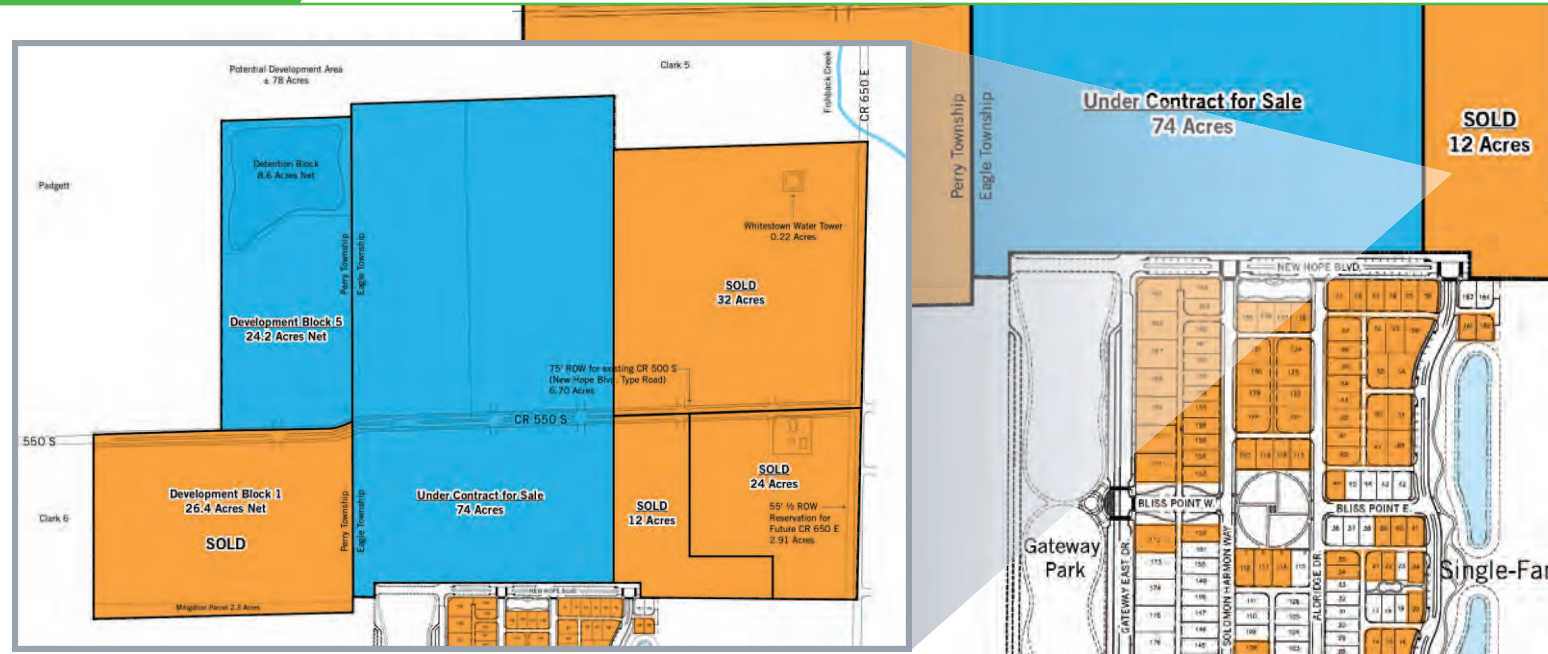
[www.cassidyturley.com](http://www.cassidyturley.com)

Leased by:

**Cassidy  
Turley** Commercial  
Real Estate Services

Owned by:

**Duke**REALTY

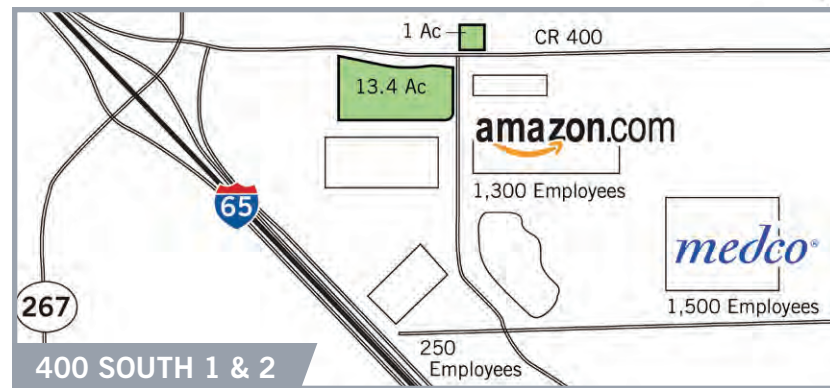


**PARCELS AND OUTLOTS AVAILABLE**

OUTLOT	ACRES	PRICE/ACRE
Lot F	0.99 Acres	Pending
Lot I	1.96 Acres (divisible)	825 K
Lot K	1.65 Acres	725 K
Lot Q	2.67 Acres (divisible)	925 K
Lot R	1.74 Acres	775 K
E-1	40 Acres	Pending
E-2	2.18 Acres	350 K
E-3	1.32 Acres	350 K
E-4	7.46 Acres	Pending

PARCEL	ACRES	PRICE/ACRE
Parcel A	3.92 Acres	350 K
Parcel B	1.45 Acres	425 K
Parcel C	1.94 Acres	425 K
Parcel N	3.17 Acres	230 K
Parcel O	3.08 Acres	175 K
400 South 1	13.4 Acres	160 K
400 South 2	1 Acre	190 K

- Retail Lots Available
- Commercial Land Available
- Under Contract
- Sold/Full/Under Construction
- New Land Available
- Multi-Family/Senior Housing Land Available
- New Retail Shops Coming Soon

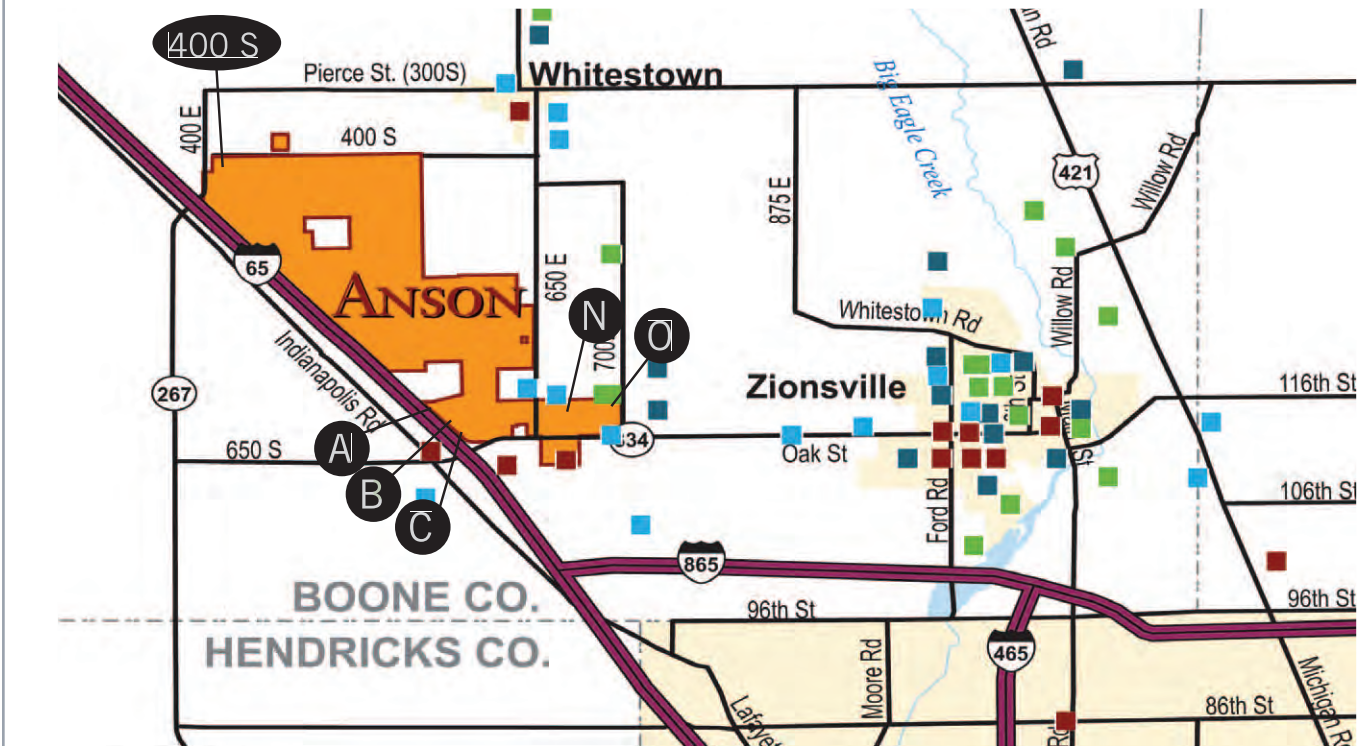


**Marketplace at Anson**

Marketplace at Anson is situated among a 1,700 acre master-planned community. Shadow-anchored by Meijer, Lowe's and CVS, the commercial area is also home to Witham Health Services, Amazon.com, Express Scripts, Hotels, Primrose day-care and banking services. Located on the northwest side of Indianapolis, IN; 1/4 mile east of I-65, Marketplace at Anson serves the affluent communities of Zionsville, West Carmel and Whitestown.

## Locations and Amenities

- Restaurants, Shops & Services Art & Antiques
- Parks & Recreation
- Schools, Libraries, Museums, Public Services
- Churches



## Demographics

	3 Miles	5 Miles	7 Miles
Population	18,585	41,372	103,709
Avg. HH Income	\$134,513	\$129,179	\$106,607
Daytime Population	11,342	47,168	112,482

Source: Applied Geographic Solutions, 2010 Estimates

## Traffic Counts

SR 334 & CR 650 E.: 30,980

I-65 N. of SR 334: 130,000

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