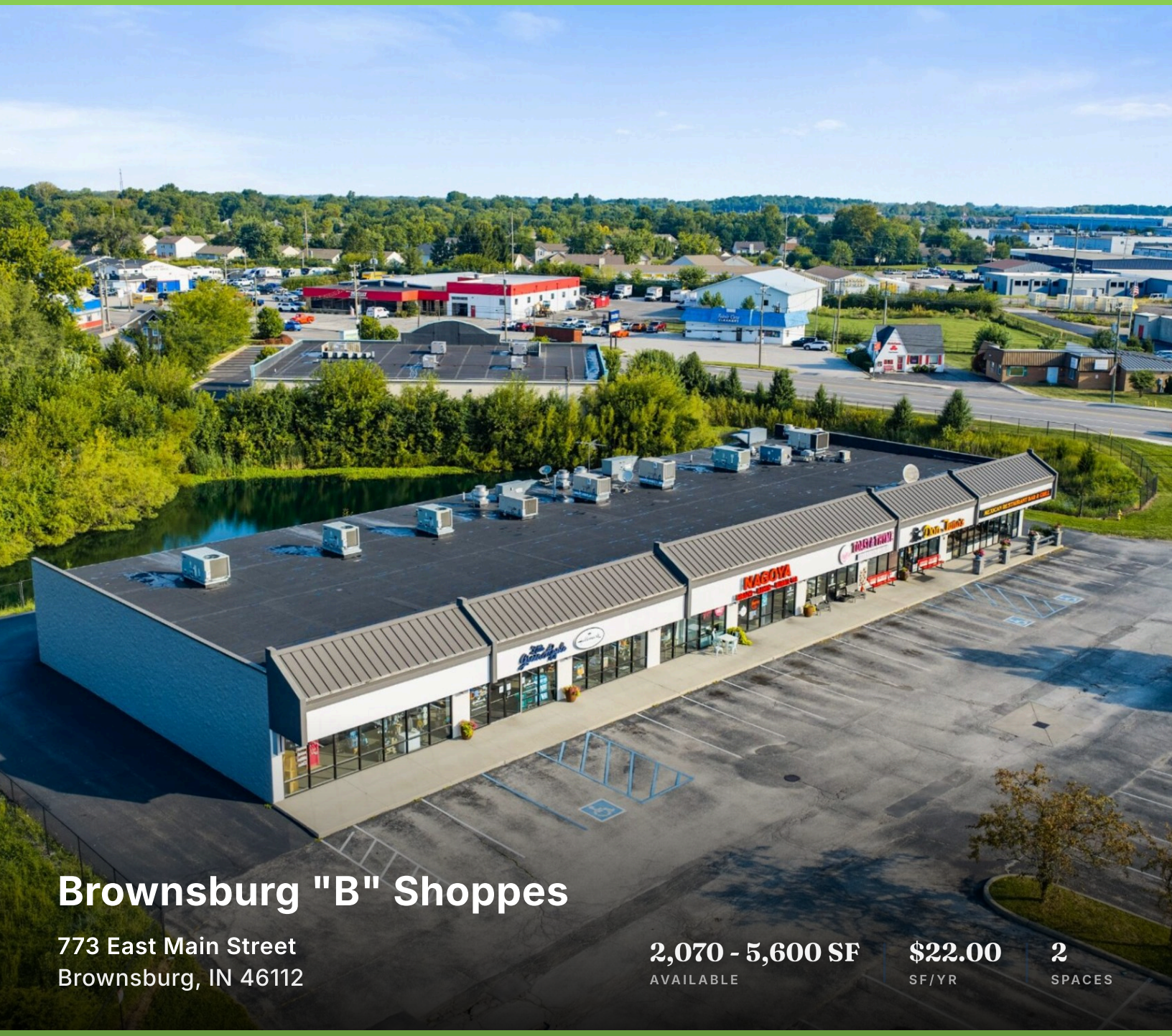
FOR LEASE



Brownsburg "B" Shoppes

773 East Main Street
Brownsburg, IN 46112

2,070 - 5,600 SF
AVAILABLE

$22.00
SF/YR

2
SPACES

Harshman Property Services
9235 Crawfordsville Road Suite 5
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Office: (317) 630-1000
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License #: RB14030305

Property Overview

7,670 SF
AVAILABLE SF

$22
ASKING RATE SF/YR

2
SPACES AVAILABLE

1999
YEAR BUILT

0.690
LOT SIZE

13,650
BUILDING SQFT

320711491001000016
PARCEL ID

C-3, Neighborhood Commercial
ZONING

Hendricks
COUNTY

0
FRONTAGE

39.838216,-86.384531
COORDINATES

30,056
LOT SIZE (SF)

EXECUTIVE SUMMARY

Brownsburg "B" Shoppes is a 13,650 square foot retail property located at 773 East Main Street in Brownsburg, Indiana.

Situated in one of Brownsburg's premier retail corridors, Brownsburg "B" Shoppes offers high-visibility space ideal for retailers and service providers.

This well-maintained retail center presents an outstanding leasing opportunity for businesses seeking a proven Brownsburg location.

Brownsburg "B" Shoppes serves as a neighborhood retail destination in Brownsburg, anchored by essential-service tenants and complementary retail uses.

Built in 1999 and continuously updated, Brownsburg "B" Shoppes delivers modern retail space with a strong tenant mix and proven sales history.

PROPERTY HIGHLIGHTS

13,650 square feet of well-configured retail space with high ceilings and abundant natural light

Ample on-site parking provides an excellent parking ratio for retail tenants and customers

Prominent signage opportunities with high visibility from major roadways

C-3, Neighborhood Commercial-zoned property allowing for a wide range of retail and service-oriented uses

Attractive storefront facade with large display windows and modern architectural finishes

ACCESSIBILITY

AIRPORTS

Indianapolis International Airport	9.1 mi
Indianapolis Metropolitan Airport	19.1 mi
Eagle Creek Airpark	4.6 mi

HIGHWAYS

I 74	1.0 mi
I 65	5.6 mi
I 465	5.8 mi
Kenneth "Babyface" Edmonds Highway	5.9 mi

Space Available

4

$22 SF/Yr

SF AVAILABLE
2,070 SF

TERM
Negotiable

TYPE
NNN

USE
Retail / Restaurant

Former restaurant with furniture, fixtures and equipment in place.

1 & 2

$22 SF/Yr

SF AVAILABLE
2,170 – 5,600 SF

TERM
Negotiable

TYPE
NNN

USE
Retail / Office / Medical

5,600 square foot retail shop, divisible to 2 spaces of 2,170- and 3,430 square feet. Ideal for a retail, office or medical user.

BROWNSBURG "B" SHOPPES

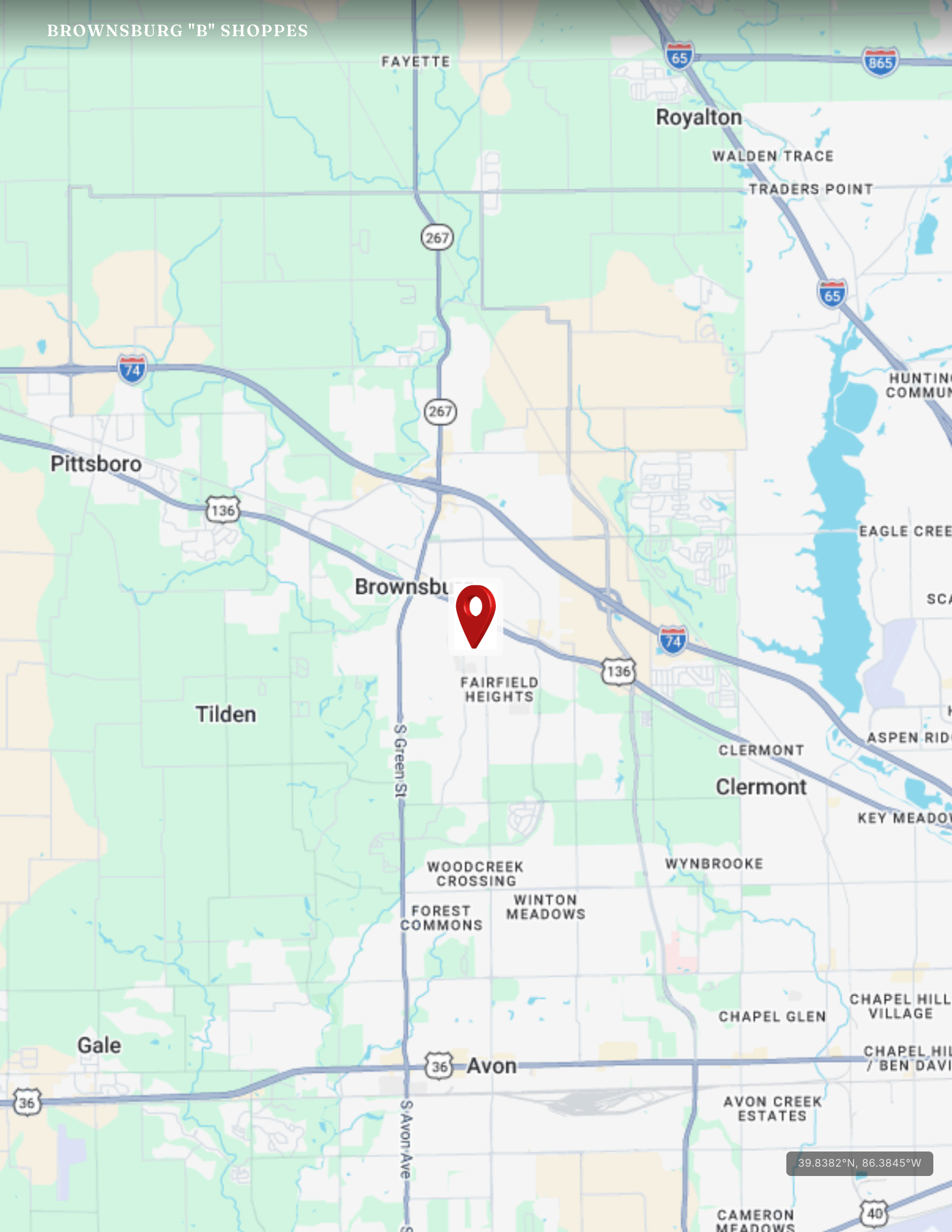


Photo Gallery





Market Overview

Market Overview: Brownsburg, IN

Brownsburg is a town in Hendricks County, Indiana, United States. In the 2020 census, the population was recorded as 28,973 residents.

About Brownsburg

Brownsburg has been recognized three times as one of the country's "Best Places to Live" by CNN Money Magazine and America's "Best Suburb" by Smart Asset. It's no secret why, with excellent parks, a supportive business environment, a low crime rate, diverse housing options, and top-ranked schools. Whether you're a newcomer or a local, explore why Brownsburg is the ultimate destination for living, working, and investing.

Quality of Life

Top-ranked schools, great parks and recreation programs, and access to world-class medical facilities make Brownsburg a community of choice.

Brownsburg Community School Corporation is an outstanding public school district. According to Niche, it is one of the top 200 districts in the country and one of the best school districts in the state, known for its high performance. The district comprises eleven schools including eight elementary schools, two middle schools, and one high school. It has a 99% graduation rate, and 50% of Brownsburg residents have earned a Bachelor's Degree or higher.

With over 300 acres of parkland including four developed parks and 20 miles of trails, Brownsburg offers exciting outdoor adventures.

Lucas Oil Indianapolis Raceway Park hosts several motorsports events, including the NHRA US Nationals, the world's most prestigious drag racing event.

Brownsburg has three major hospitals which offer comprehensive services including emergency care, surgery, specialty clinics, and family care practitioners, as well as urgent care facilities. The Brownsburg VA Clinic also serves 20,000 local veterans.

Ideal Location

With easy access to Indiana's interstate highway system, Brownsburg is well-connected to 80% of the US population within a day's drive. The town boasts a local transportation system that includes direct interstate and state highway routes. US 136 serving as the primary east-west corridor and State Road 267 as the primary north-south corridor. Both corridors offer access to Interstate 74, which has two nearby interchanges. The Ronald Reagan Parkway is the community's industrial and distribution corridor, connecting Brownsburg from I-74 to I-70 and the Indianapolis International Airport.

Safety

Brownsburg is one of the safest suburbs in America and one of the safest cities in Indiana, according to Smart Asset and Safewise, respectively. It is the only Hendricks County community ranked in Safewise's top 10.

(Source: Town of Brownsburg's website)



KEY FACTS

Population	28,973
Area	11.2 sq mi
Elevation	879 ft
County	Hendricks County
State	Indiana

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	7,860	Population	49,415	Population	99,776
Median HH Income	$83,993	Median HH Income	$110,531	Median HH Income	$105,190
Households	3,281	Households	18,278	Households	37,749

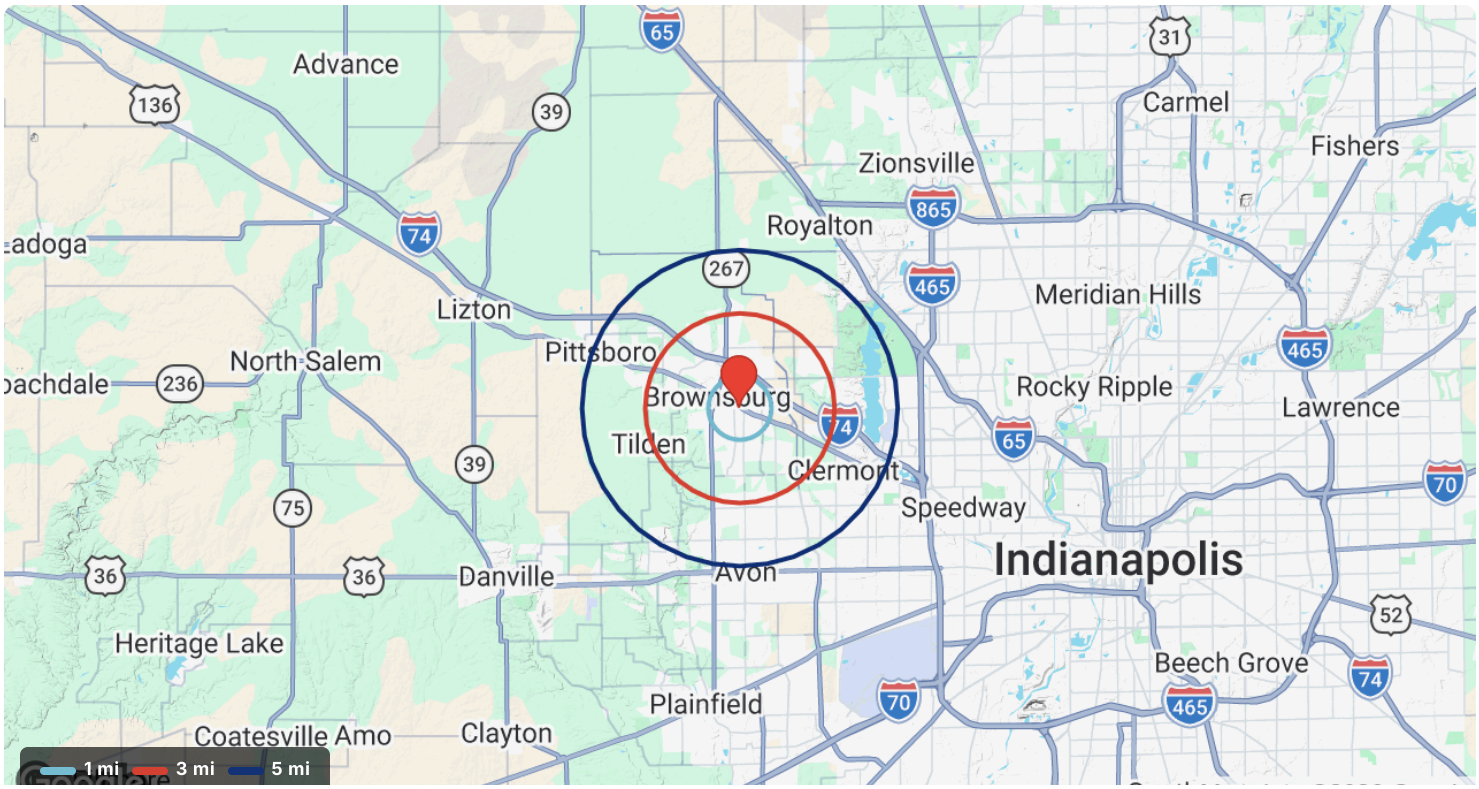
Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,070	22,642	52,779
2010 Population	7,335	35,134	73,926
2026 Population	7,860	49,415	99,776
2031 Population	8,195	52,293	104,327
2026-2031 Growth Rate	0.84 %	1.14 %	0.90 %
2026 Daytime Population	11,482	40,331	75,312

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,636	8,221	19,827
2010 Total Households	2,808	12,613	27,512
2026 Total Households	3,281	18,278	37,749
2031 Total Households	3,484	19,570	39,905
2026 Avg. Household Size	2.32	2.69	2.62
2026 Owner Occupied Housing	2,233	14,317	30,048
2031 Owner Occupied Housing	2,377	15,414	31,908
2026 Renter Occupied Housing	1,048	3,961	7,701
2031 Renter Occupied Housing	1,107	4,156	7,997
2026 Vacant Housing	131	530	1,174
2026 Total Housing	3,412	18,808	38,923

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	91	392	1,050
$15,000-$24,999	245	672	1,169
$25,000-$34,999	180	596	1,344
$35,000-$49,999	360	1,331	2,884
$50,000-$74,999	514	2,270	5,195
$75,000-$99,999	573	2,671	5,970
$100,000-$149,999	710	4,102	7,979
$150,000-$199,999	397	2,737	5,500
$200,000 or greater	210	3,508	6,657
Median HH Income	**$83,993**	**$110,531**	**$105,190**
Average HH Income	**$98,086**	**$138,831**	**$135,615**



Source: ESRI / ArcGIS Business Analyst

Brownsburg "B" Shoppes

773 East Main Street, Brownsburg, IN, 46112

HARSHMAN PROPERTY SERVICES
COMMERCIAL REAL ESTATE

EXCLUSIVELY OFFERED BY



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