

IDEAL SITE FOR MULTI-USE DEVELOPMENT | 49.0+ ACRES

McCord Square | US Hwy 36 & Mt. Comfort Road | McCordsville, IN 46055



THOMAS WILLEY
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- 49.0+ acres with up to 90 acres total available
- Zoned Regional Commercial
- Signalized multiple access
- 146,845 households within 10 mile radius and average income of \$88,544
- Trade areas includes: Indianapolis, Lawrence, Oaklandon, Geist, McCordsville, Fortville, Fishers, Pendleton, Noblesville, Anderson, Greenfield, & Cumberland

5915 N. College Avenue, Suite 200, Indianapolis, IN 46220 | reliantpcr.com

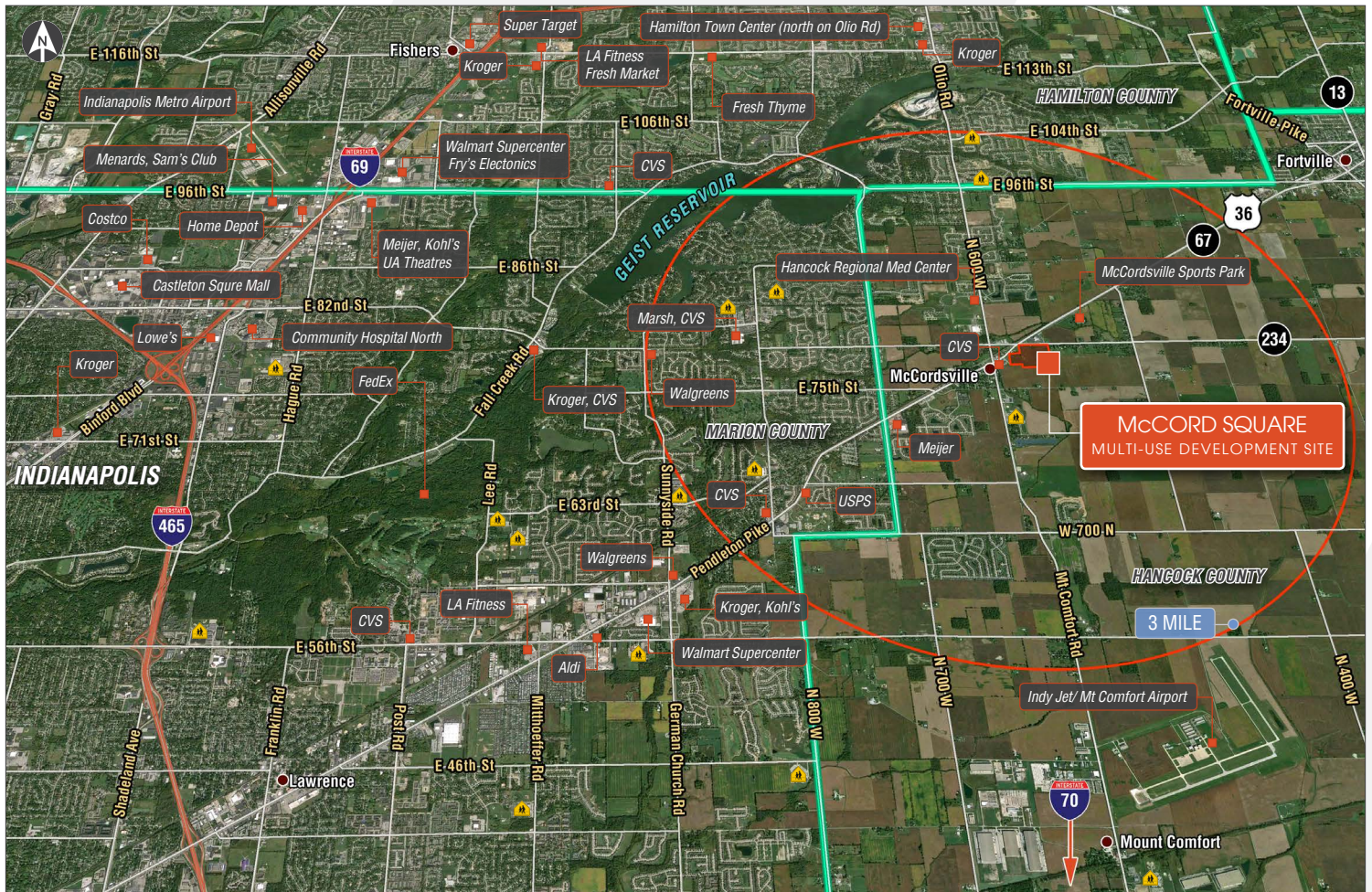
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PROPERTY FEATURES:

- 49.0+ acres with up to 90 acres total available
- Located just across the countyline in Hancock County, bordering Hamilton County, one of the “Nations Fastest Growing” counties
- In close proximity to Town of Fishers amenities such as shopping, restaurants, entertainment and several employers
- Within 1 mile of future Meijer and Hancock Regional Medical Center, CVS and PNC Bank
- Just minutes from Hamilton Town Center (6 miles north of site)
- Multiple access with major east/west and north/south artery connections from I-70 (5 miles south) to I-69 (6 miles north)



HANCOCK COUNTY:

- A strong business climate in a superior location; world class health care services; strong educational system; and resources families seek for quality of life are found in Hancock County.
- Strategically located along the I-70 transportation corridor and part of the Indianapolis MSA.
- Hancock County is the third fastest growing county in Indiana with a population of over 70,000 citizens.
- Hancock County offers extensive resources to all types of businesses, especially companies benefitting from our remarkable connectivity and skilled workforce.
- Hancock County has plenty of available land and utility capacity, and enjoys close proximity to Indianapolis and nearby supply chains.
- Major Employers include: Elanco Animal Sciences, Covance, Avery Dennison, and Stanley Black & Decker

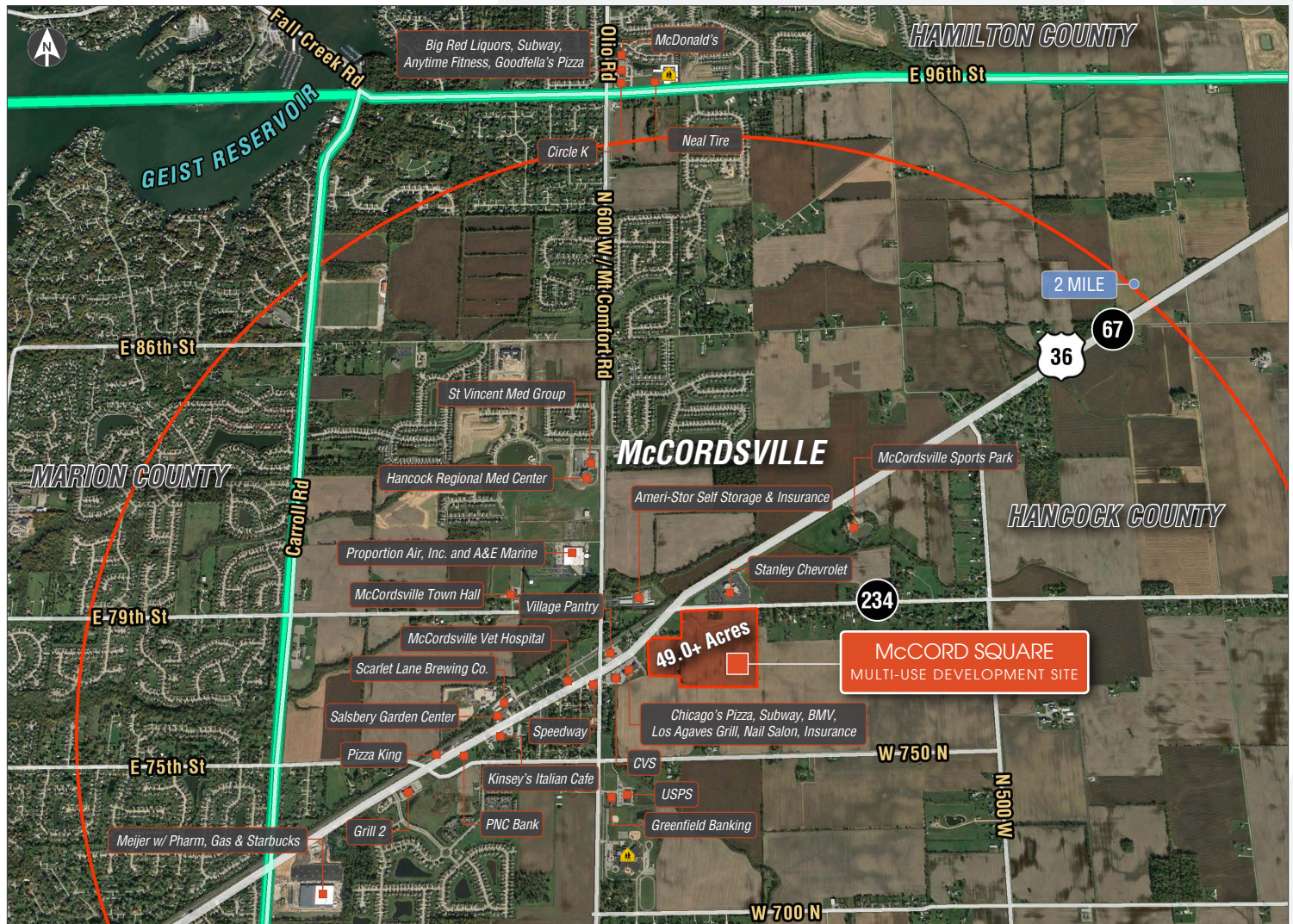
Sources: <http://http://hancockcdc.com>

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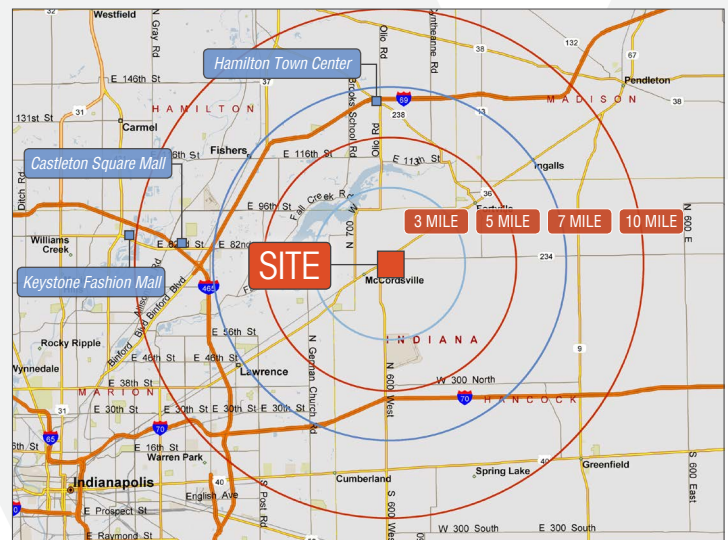
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Demographics	3 MILE	5 MILE	7 MILE	10 MILE
Population 2017	32,241	77,579	182,505	376,219
Est. Households 2017	11,505	27,628	68,561	146,845
Est. Avg. HH Income (2017)	\$127,193	\$126,037	\$98,336	\$88,544
Median Age	36.3	36.4	34.3	35.3
Any College (Some College or Higher)	79.7%	79.1%	73.6%	69.7%



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