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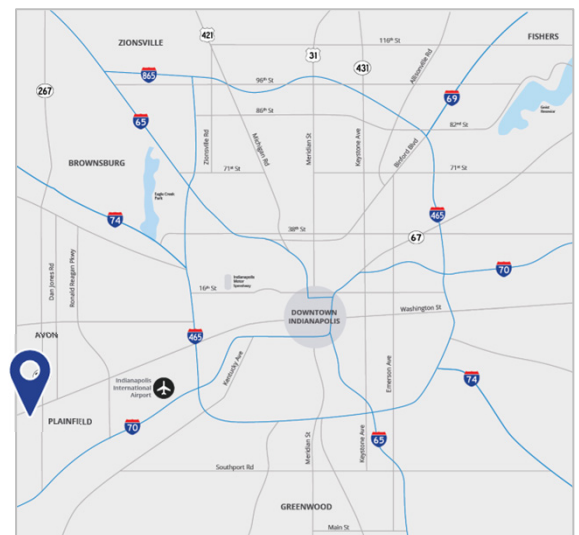
116 W Main St

Plainfield, IN

Unique Availability in the Heart of Downtown Plainfield

Property Highlights

- First-floor space with strong street-level visibility and walkability along West Main Street
- ±3,400 SF flexible floor plan, adaptable to a wide range of retail, office, or restaurant/service uses (subject to buildout)
- Steps from the Plainfield Downtown Parking Structure at 125 N Center St, a public parking garage that provides residents and visitors with ±250 convenient parking spaces
- Surrounded by an established mix of local shops, restaurants, and government offices, with consistent daytime and evening foot traffic
- Close proximity to Hendricks Live!, the new downtown performing arts venue, which also directs patrons to the Plainfield Downtown Parking Structure
- Easy access to major thoroughfares connecting to I-70 and the greater Indianapolis-metro / Hendricks County market

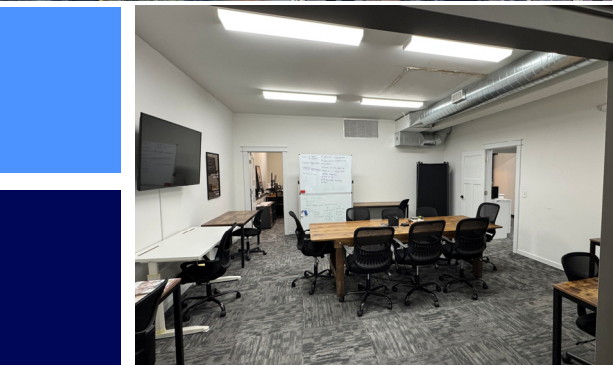


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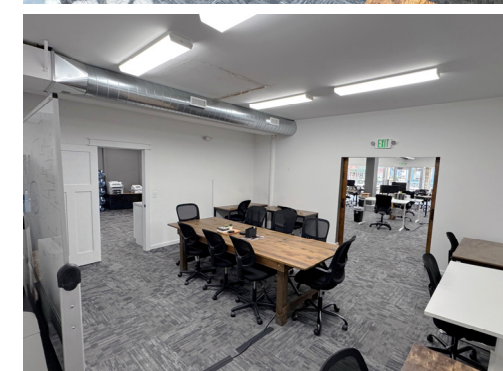
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2026	6,650	44,991	73,639
Population Projected 2030	7,072	49,096	80,405
Daytime Population	9,561	47,557	76,926
Average HH Income	\$92,467	\$114,455	\$117,428
Total Households 2026	3,055	16,826	27,605
Households Project 2030	3,297	18,621	30,478



Plainfield population
40,000

5-year POP growth
10%

Median HH income
\$65,000

Median age
38

POP aged 35-54
29%

2025 unemployment
2.3%

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