



RETAIL AT ROSE HALL – Brownsburg, IN

Status	For Lease - proposed
Address	W. Northfield Dr. & W. US 136 Brownsburg, IN 46112
Size	41,000 sf



Retail @ Rose Hall is a planned commercial center located on the west side of Brownsburg at the intersection of two major thoroughfares. This 5 acre development is part of the emerging retail corridor along W. Northfield Drive. The corridor is anchored by Brownsburg Station, a 430,000 sf retail center having Lowe’s and Kohl’s as majors. Brownsburg has the highest incomes in Hendricks County at \$75,000 per household.

Hendricks County is the second fastest growing county in Indiana. Rose Hall PUD is a mixed use lifestyle development including 96 condominiums and 41,000 sf of retail/office uses.



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RETAIL AT ROSE HALL – Brownsburg, IN



- A mixed-use lifestyle center on 30 acres
- Zoned PUD for 41,000 sf commercial and 96 condominiums
- Retail space for lease or outlots for sale
- At intersection of W. Northfield Dr. & W. US 136 – high visibility
- Northfield Dr. is an emerging retail corridor and now includes Brownsburg Station, a 430,000 sf shopping center having Kohl's and Lowe's as majors.

2007 Demographics	1 mile	3 miles	5 miles
Population	2,243	29,067	44,793
Households	780	10,550	16,268
Avg. HH Income \$	69,516	74,650	75,206
Traffic counts US 136 (7,780 ADT)			

