



RELIANT
PARTNERS

MCCORD SQUARE

MIXED-USE DEVELOPMENT | RETAIL/COMMERCIAL

Hancock County // SEQ of US 36 & Mt Comfort Road // McCordsville, IN 46055

THE JACKSON | 3,070± SF



THE LUCAS | 6,145± SF



AXIS

REBAR
DEVELOPMENT

COMMERCIAL REAL ESTATE

MCCORD SQUARE | THE JACKSON & THE LUCAS

RETAIL/COMMERCIAL | 6,145± SF & 3,070± SF

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DELIVERY SPRING 2024

PROPERTY FEATURES



- **MCCORD SQUARE** is a new expansive mixed-use project on US 36 with a mix of retail, commercial, multi-family and outlot opportunities and is being developed through a partnership with The Town of McCordsville, Rebar Development and Pride Invest Partners.
- **CURRENT RETAIL OPPORTUNITIES** include **6,145± SF in The Lucas** and **3,070± in The Jackson** both at ground level.
- McCord Square will create a defined, vibrant downtown community with a unique identity.
- The Lucas and The Jackson will border the new Civic Green with 205 modern apartment homes that provide resort style living.
- The micro-retail spaces are all-inclusive—sharing amenities with the apartment community such as a courtyard, indoor/ outdoor café, pool with cabanas and workstations, co-working lounge, pet park and spa, wellness studio, bike storage, and clubhouse.
- 156,115 households within 10 mile radius with an average income of \$98,667.
- Located in Hancock County, bordering Hamilton County (one of the “Nation’s Fastest Growing” counties) and Marion County—providing quick access via US 36 to the interstate systems.
- Site within 1 mile of Meijer and Hancock Regional Medical Center and Wellness Center, CVS, Speedway, PNC Bank & more.
- Strategically located just north of 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 75,000+ citizens.
- McCordsville/Fortville have a projected population of nearly 100,000 by 2050.
- Major Employers include: Hancock Health, Elanco, Covance, Indiana Automotive Fasteners, Keihin NA Inc, Walmart Distribution, Amazon Distribution and Yamaha Propeller

Source: <https://hancockedc.com/>

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COMMON AMENITY SPACE & CIVIC GREEN



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SITE PLAN



*PROPOSED FLOOR PLAN; SUBJECT TO CHANGE.

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FLOOR PLANS

THE JACKSON

SUITE JA: 950± SF | SUITE JB: 735± SF | SUITE JC: 1,385± SF



THE LUCAS

SUITE LA: 3,090± SF | SUITE LB: 925± SF | SUITE LC: 740± SF | SUITE LD: 1,390± SF

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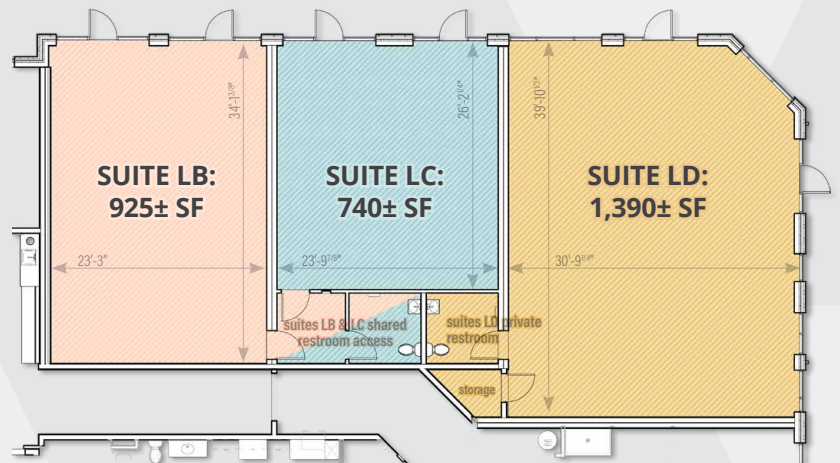
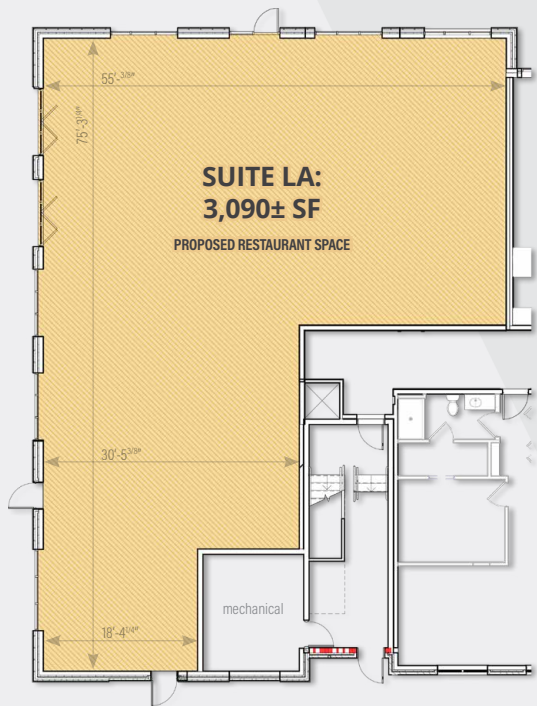
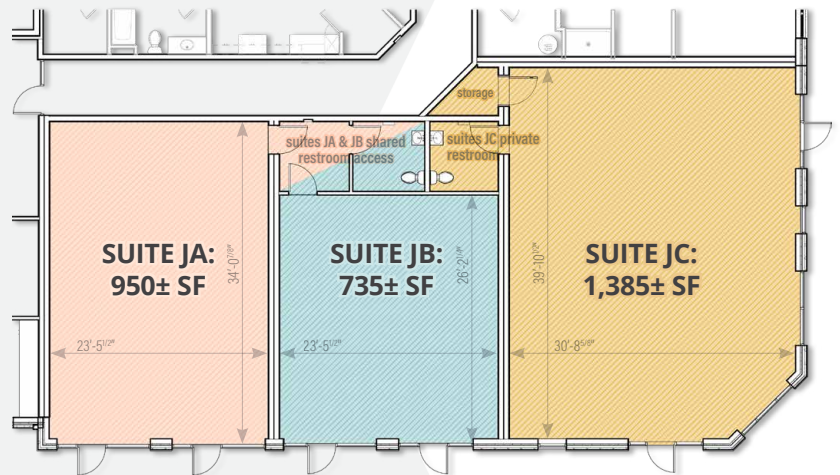
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DETAILED FLOOR PLANS 

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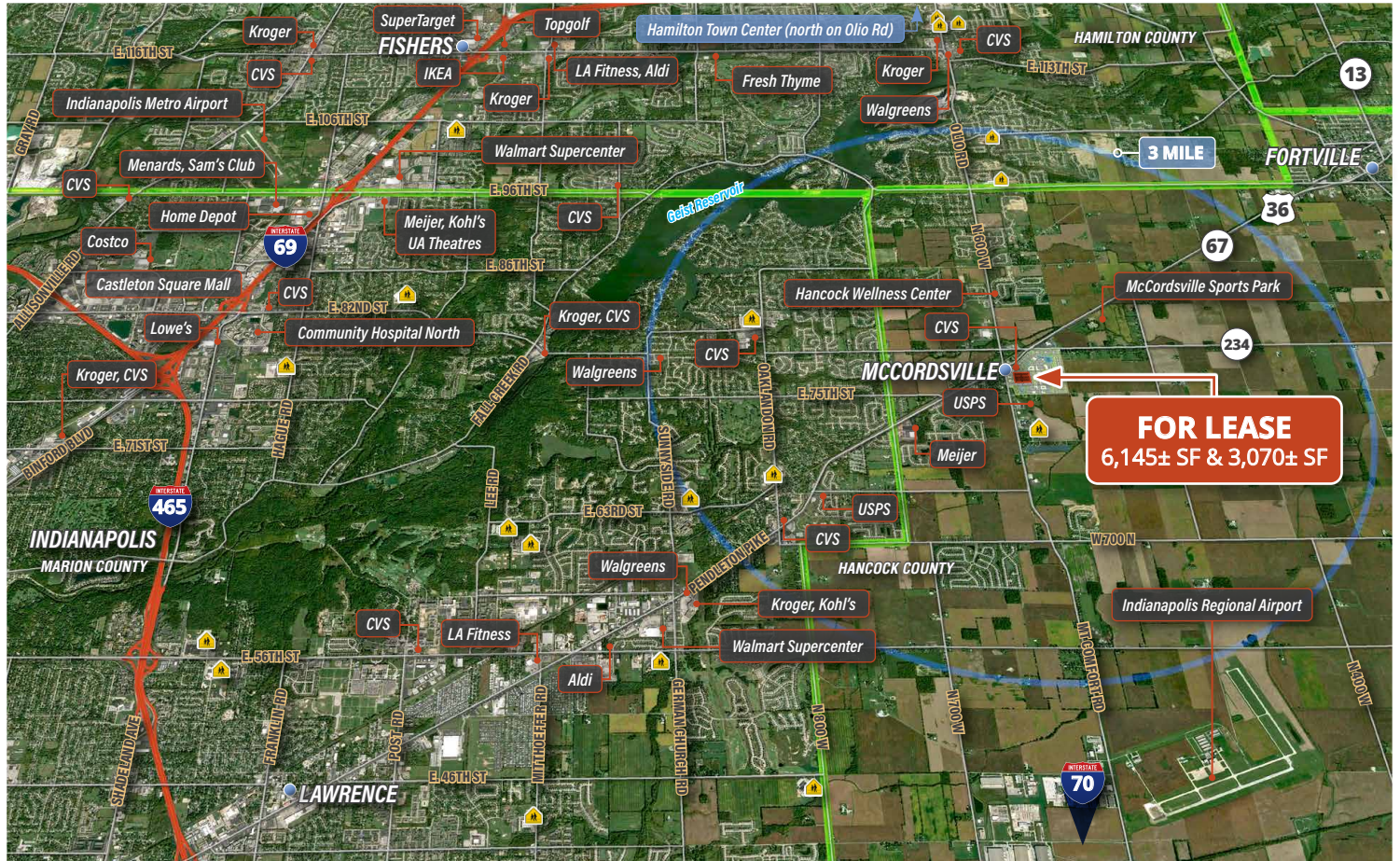
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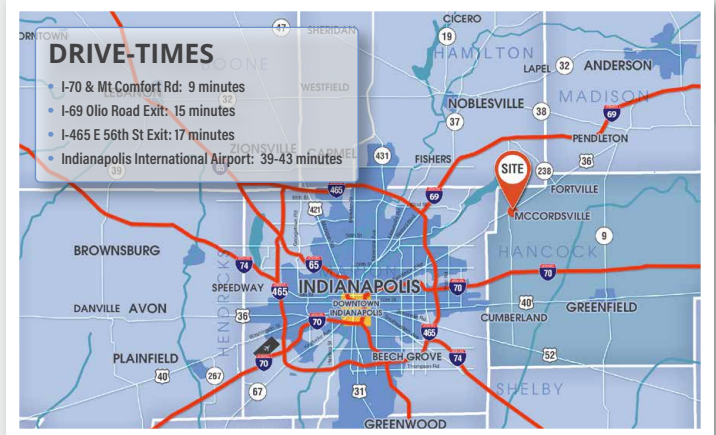
DELIVERY SPRING 2024

MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
Est. Population 2022	2,410	34,825	88,286	404,935
Proj. Annual Growth (2022-2027)	1.8%	1.2%	1.4%	1.0%
Adj. Daytime Demos Age 16+	1,294	12,086	39,970	276,029
Est. Households 2022	862	12,260	30,705	156,115
Avg HH Income 2022	\$96,875	\$132,528	\$140,497	\$98,667
Median Age	34.3	36.3	37.0	35.7
Any College (Some College or Higher)	76.5%	78.1%	80.6%	71.9%

Source: Applied Geographic Solutions 11/2022, TIGER Geography



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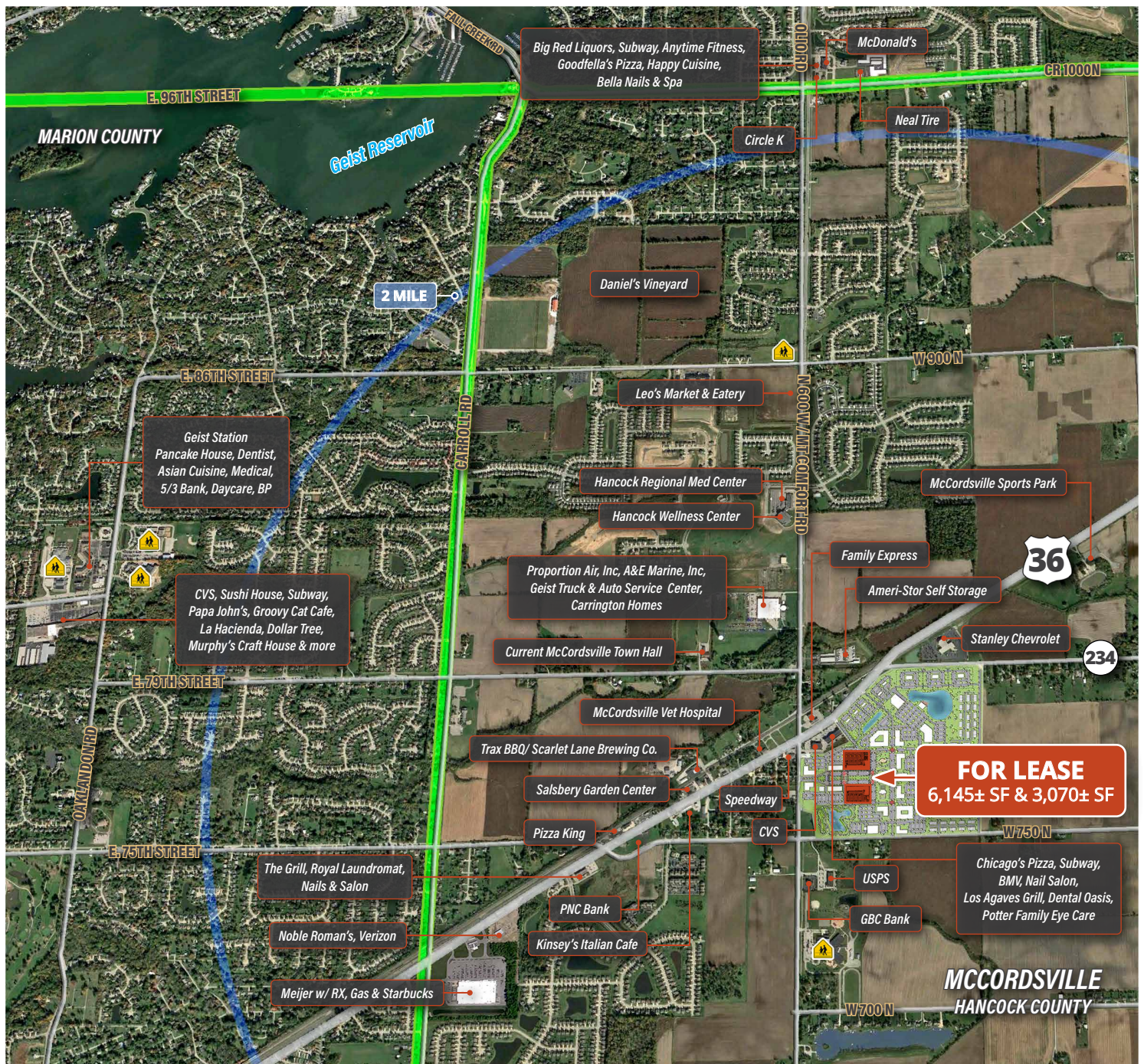
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TRADE AERIAL



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