FOR LEASE : OUTPARCELS BUILD TO SUIT

7304-7412, US-36
Pendleton, IN 46064

KENNMAR

Exciting Opportunities in Pendleton, IN.

The Start of Something New is Just South of Town.

KennMar is bringing a premier retail destination to Pendleton, Indiana, located at 7304–7412 US-36. This new development will include Benge's Ace Hardware as the anchor tenant, approximately 42,000 square feet of small shop retail space, and three outparcels with drive-thru capabilities available for ground lease or build-to-suit opportunities.

Pendleton is one of Central Indiana's fastest-growing communities, ideally positioned along I-69 just minutes from Indianapolis. Known for its historic charm and modern amenities, the town offers Falls Park, a revitalized downtown, excellent schools, and a business-friendly environment supported by strategic growth planning.

The area is experiencing rapid population growth with strong housing demand and expanding sectors such as food service, healthcare, and warehousing. With a median household income above the national average and a growing, affluent community, this development will become a key retail hub for Pendleton and surrounding areas, offering unmatched visibility, accessibility, and opportunity for businesses to thrive.

KENNMAR

317-635-5555 · leasing@kennmar.com · kennmar.com
201 North Illinois Street · Suite 1550 · Indianapolis, IN 46204

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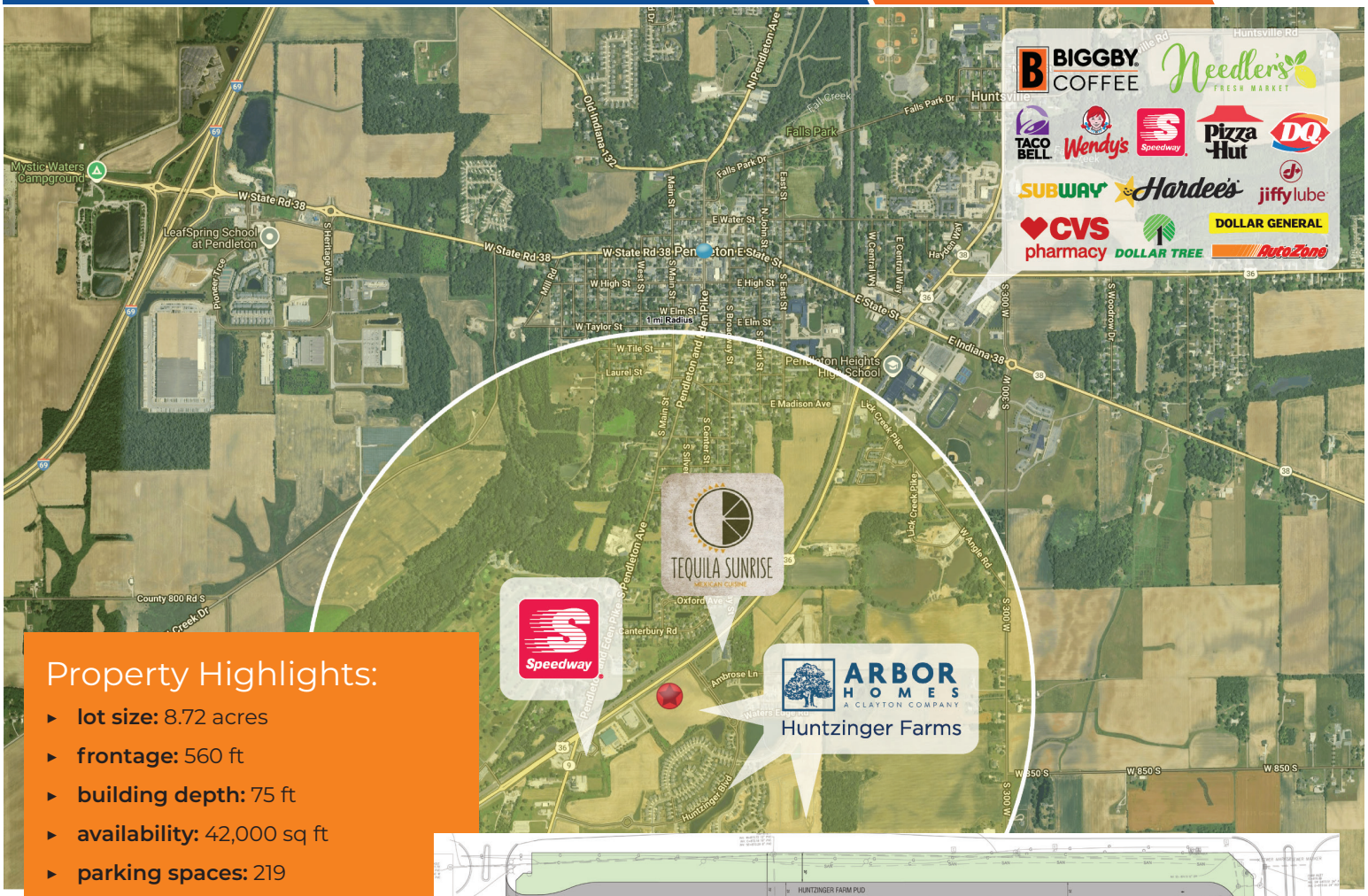
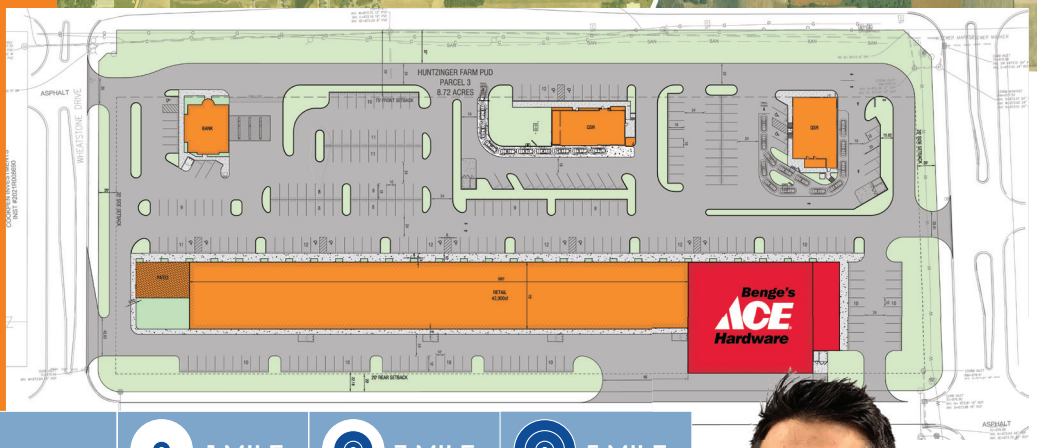


Property Highlights:

- **lot size:** 8.72 acres
- **frontage:** 560 ft
- **building depth:** 75 ft
- **availability:** 42,000 sq ft
- **parking spaces:** 219
- **condition:** new
- **outlots:** three (build to suit)
- **drive-thru:** yes (outlots)
- **pick up window:** yes (outlots)
- **traffic count:** 11,547 cars/day
- **delivery:** cold dark shell
- **est. delivery date:** winter 2026



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 ESTIMATED POPULATION	3,879	13,085	21,182
2025 ESTIMATED NUMBER OF HOUSEHOLDS	829	3,991	7,038
AVERAGE HOUSEHOLD INCOME	$111,651	$122,347	$119,409

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY, PLEASE CONTACT

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