

FOR LEASE
2,500 SF ENDCAP
PRIME OUTLOT
WHITESTOWN, IN

6338 MILLS DR



CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

PREMISES LOCATION/PRICING

- 2,500 square feet endcap second generation retail space in an outlot building located in a shopping center just off I-65 with traffic counts exceeding 79,000 vehicles per day.
Asking rent \$45/SF + NNN \$10/SF (2026 est)

CO-TENANCY MIX

- Three-tenant outlot building shared with Bibibop Asian Grill and Hummus Republic, both restaurants open for lunch and dinner generating traffic and interest.
- Adjacent to the outlot building is a sit-down, casual nationally branded Culver's restaurant generating additional traffic and customers.

SHOPPING CENTER

- The outlot building is part of the Shoppes of Whitestown development with many nationally branded big box retailers: TJMaxx, Ross, Michael's, Kohl's, Dick's, Burlington, ULTA, Old Navy, Rally House and others.

WHITESTOWN TRADE AREA

- The Whitestown trade area contains over 750,000 square feet of retail and is a regional draw for the northwest side of the Indianapolis metro and the surrounding communities of Carmel, Zionsville, Lebanon, and others.

ACCESSIBILITY

- Located just off I-65 at the Whitestown interchange, the shopping center has signalized access to Whitestown Parkway with a combined traffic count exceeding 100,000 vehicles per day.

EXPLOSIVE DEVELOPMENT

- Whitestown and Lebanon are experiencing explosive development with the new Little League Central Region Complex, the Eli Lilly LEAP project, and industrial expansion from the northwest side of Indianapolis metro.

PLACER METRICS | DEMOGRAPHICS

2.3M

VISITS

509.4K

VISITORS

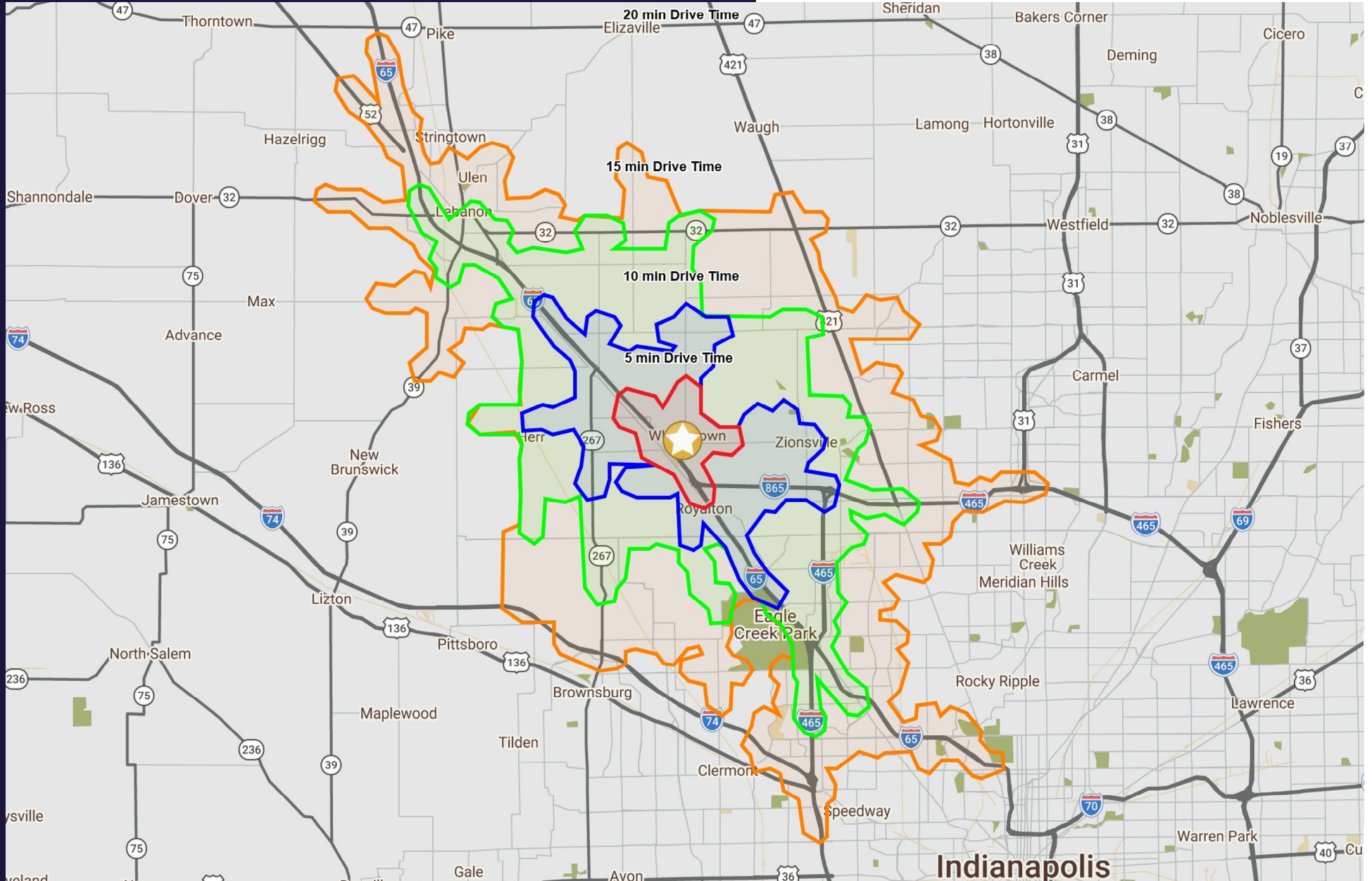
4.58

VISIT FREQUENCY

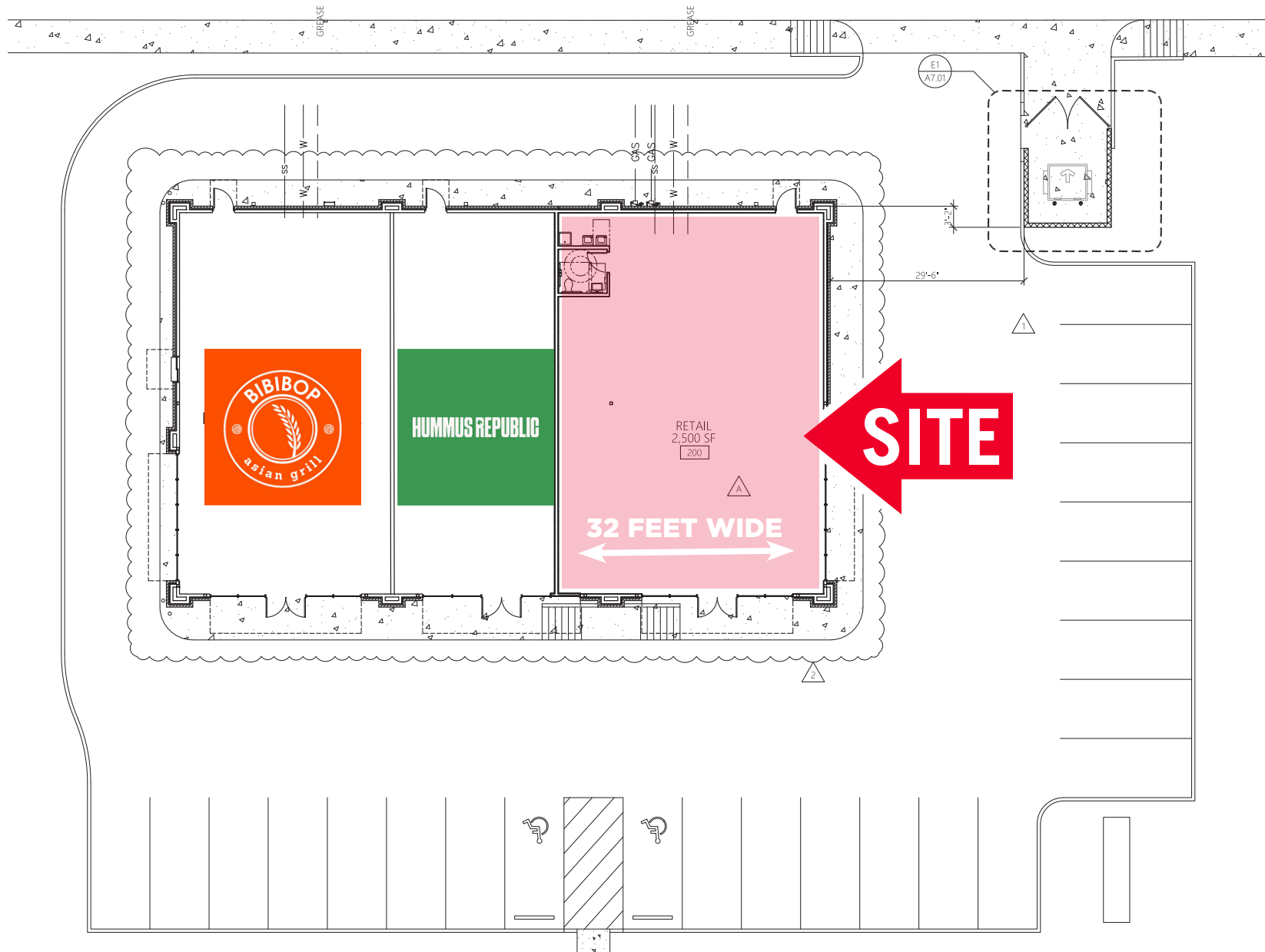
43 MIN

AVG. DWELL TIME

PROPERTY ADDRESS	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE	20 MIN DRIVE
Population				
Estimated Population (2025)	12,070	28,247	68,477	201,556
Projected Annual Growth (2025-2030)	4.4%	3.9%	2.1%	0.7%
Daytime Population (2025)	4,174	13,662	71,533	172,218
Median & Average Household Income				
Estimated Median Household Income (2025)	\$128,450	\$134,182	\$119,248	\$98,568
Estimated Average Household Income (2025)	\$191,933	\$195,065	\$161,174	\$129,770



SITE PLAN



AERIAL



PLEASE CONTACT US FOR MORE INFORMATION:

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