



# BEECHWOOD CENTRE

7508 Beechwood Centre Road  
Avon, Indiana



## HIGHLIGHTS

- Join Rural King and D-BAT (coming soon), as well as area retailers and restaurants including Lowe's, Kroger, CVS Pharmacy, Walgreens, AutoZone, KFC, Dairy Queen, Bob Evans, Arby's, Burger King, and Taco Bell
- Population of over 115,000 within 5 miles with average household incomes exceeding \$88,000
- Signalized access off of US Route 36
- Large pylon signage available on both double-sided signs at each entrance to the shopping center
- **AVAILABLE: 1,611 SF**

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2027 Projection	7,328	51,258	128,080	394,818	773,606
2022 Estimate	6,476	45,553	116,125	374,945	740,332
INCOME	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2022 Average	\$92,662	\$103,765	\$88,437	\$73,079	\$75,105
2022 Median	\$85,804	\$88,399	\$72,612	\$56,352	\$54,692
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2022 Employees	5,654	16,548	57,918	193,346	501,890

## LEASING INFORMATION

www.goodmanrealestate.com  
216.381.8200

### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

## ALEX JUSTICE

Sales & Leasing Associate  
alexandria@goodmanrealestate.com

## JOHN HOLLOWAY

Senior Leasing & Sales Associate  
john@veritasrealty.com





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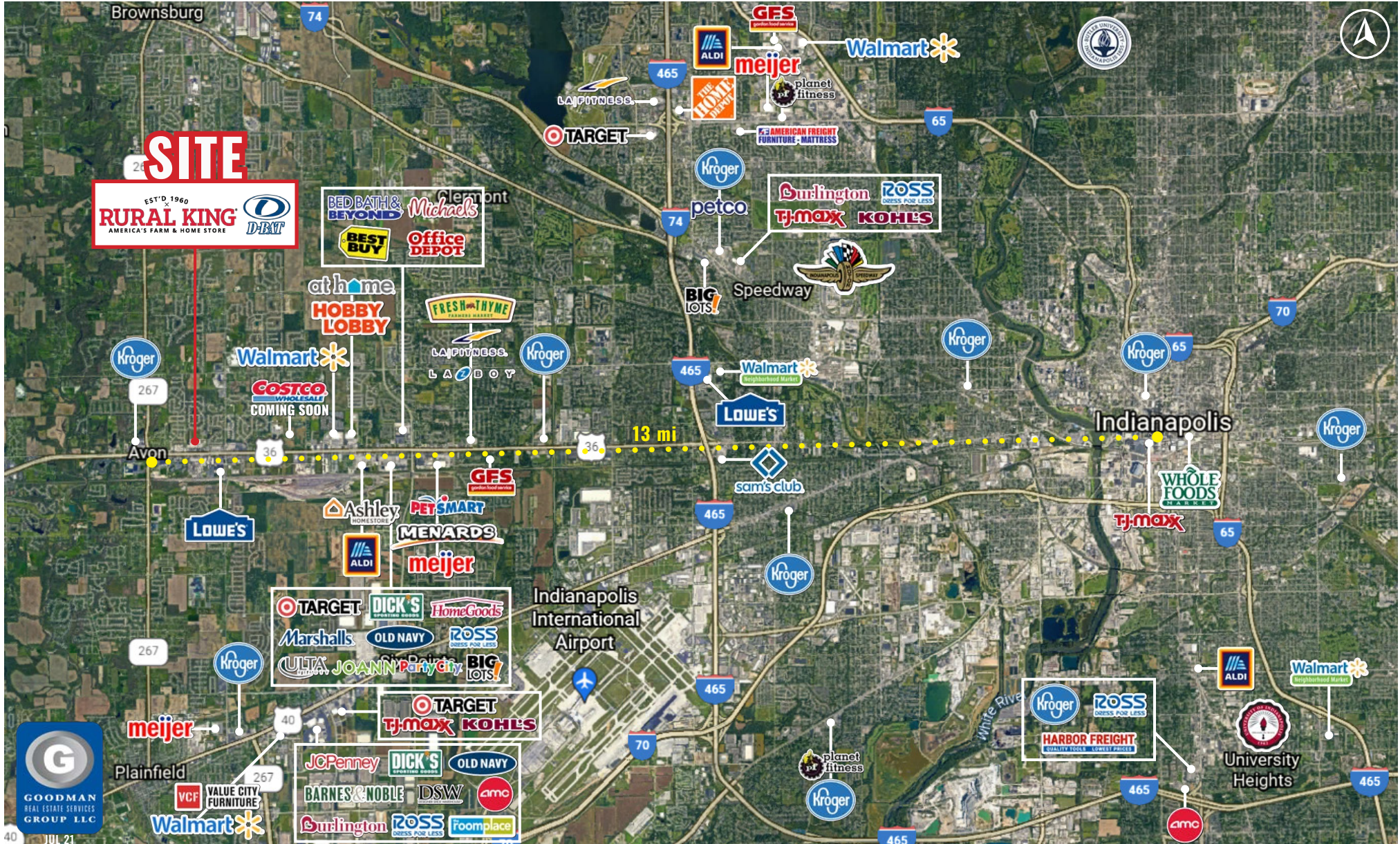
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






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**KEY**

	LEASED		NEG LEASE
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Rural King	73,705
2	Emmy's Pancake House	5,602
3	Available	1,611
4	Confidence Club Martial Arts	3,202
5	D-BAT	14,960
<b>SITE SUMMARY</b>		<b>99,080</b>



**VR VERITAS REALTY**

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F 216.381.8211

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