

New Construction Small Shops on Rockville Road 8,357 SF Fully Leased

9769 E US Hwy 36, Avon, IN 46123

Project Overview

Market Aerial

Micro Aerial

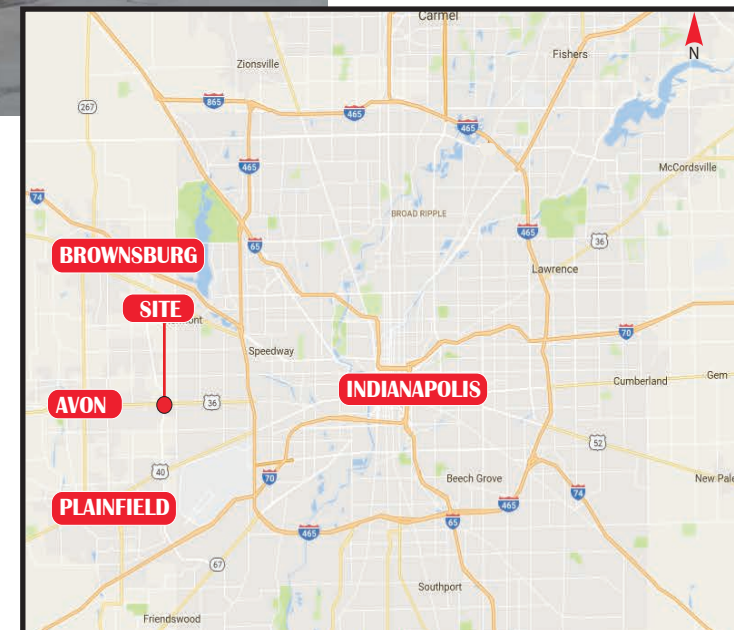
Site Plan

Demographics



Property Highlights:

- Fully Leased: Denny's, Smoothie King, and Xfinity (coming soon!)
- New construction small shop development completed 2019
- High traffic location at the signalized intersection of Rockville Road/US 36 and Gable Drive with over 38,000 VPD
- Regional retail corridor anchored by SuperTarget, Walmart Supercenter, Hobby Lobby, Meijer, Ross, HomeGoods, Marshalls, Dick's Sporting Goods, and more



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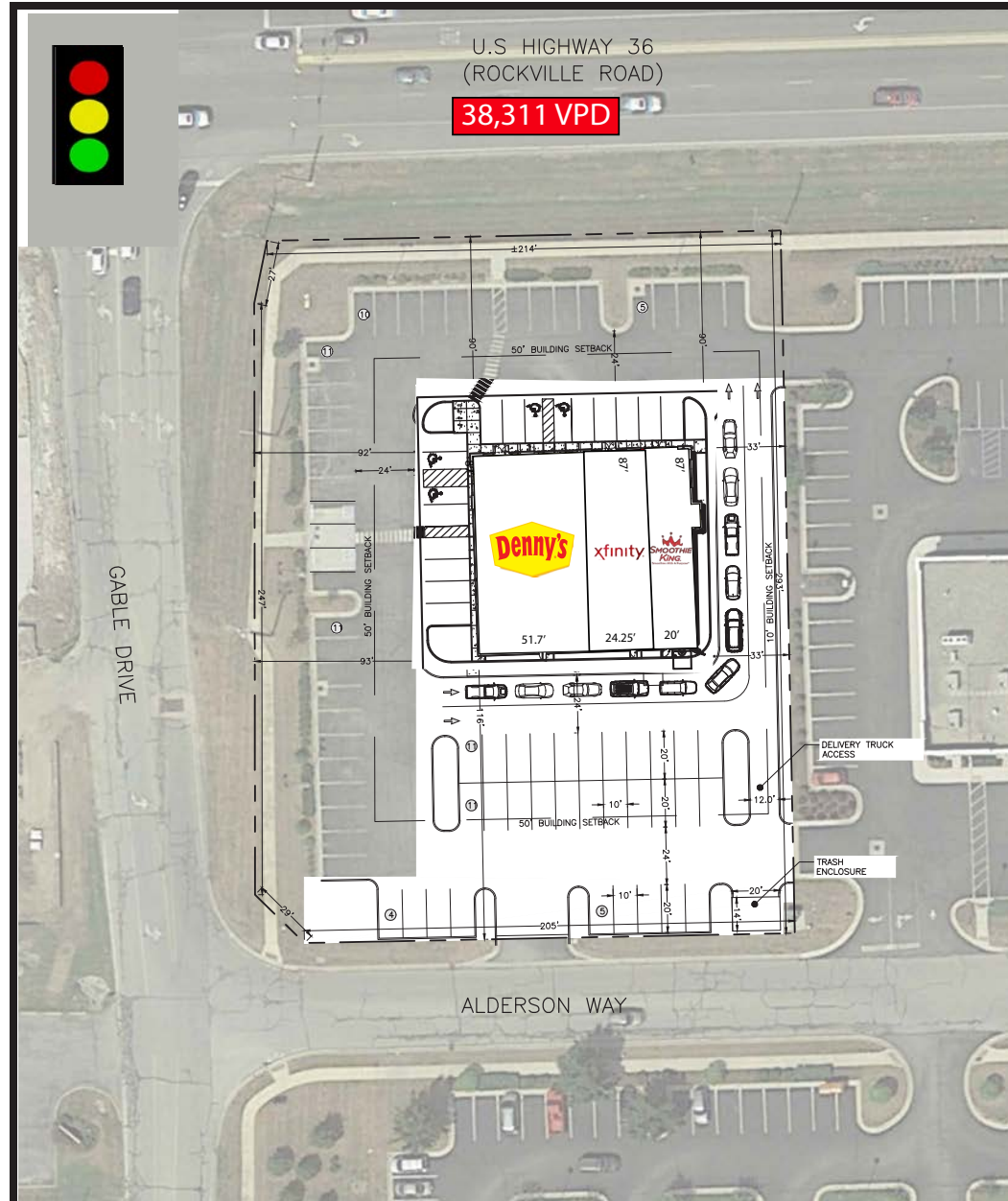
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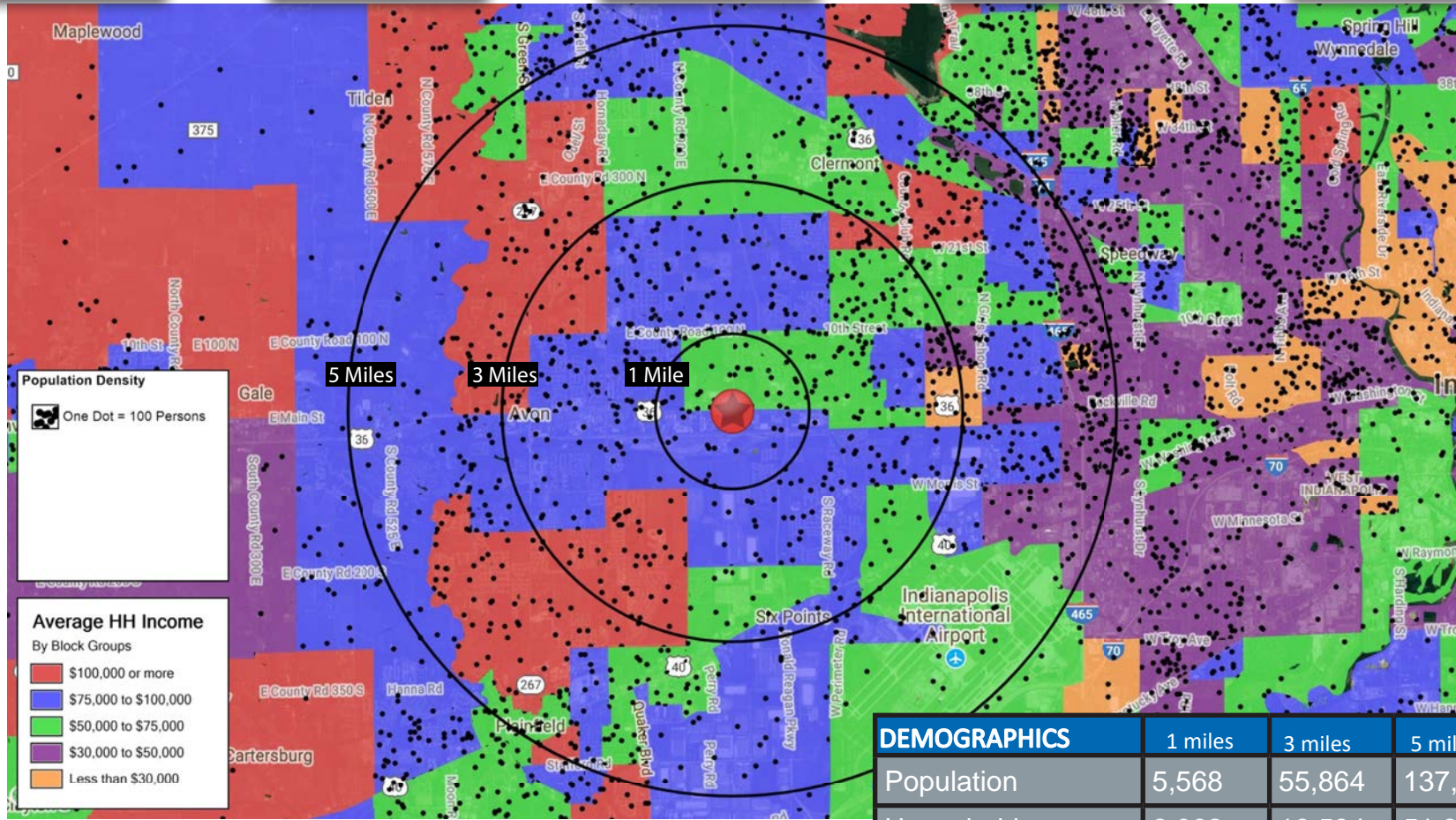
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Suite	SF	Tenant
A	1,750	Smoothie King
B	2,100	Xfinity
C	4,500	Denny's
Total GLA	8,357 SF	





DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	5,568	55,864	137,237
Households	2,062	19,584	51,819
Avg. HH Income	\$82,443	\$92,528	\$84,632
Daytime Population	4,324	20,538	60,164



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