

# Prime Outlot Redevelopment - Small Shops Coming Fall 2018

## 1,740-8,351 SF Available with Drive-Thru Opportunity

9769 E US Hwy 36, Avon, IN 46123

Project Overview

Aerial (Market)

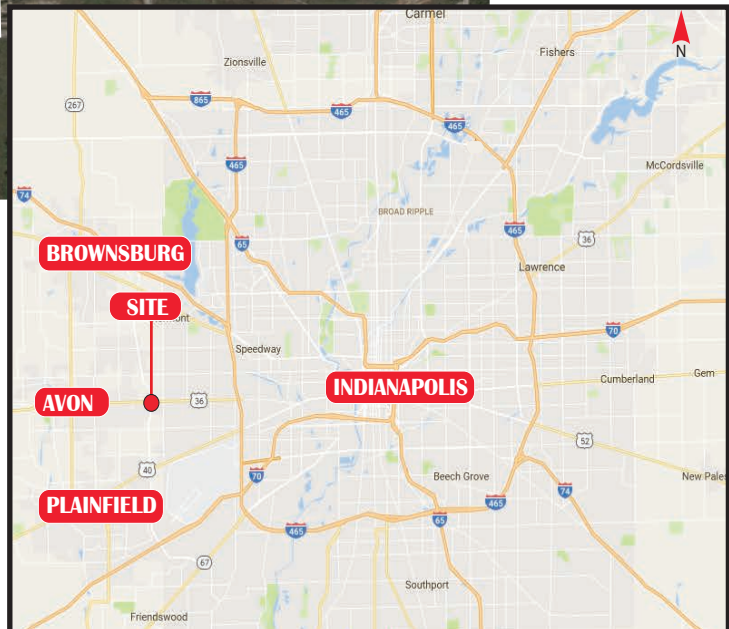
Site Plan

Demographics



**Property Highlights:**

- New Construction Small Shops at SEC of signalized Rockville Road & Gable Drive intersection
- High traffic location with +/- 38,311 VPD on Rockville Road/US Hwy 36
- Rare opportunity on the main regional retail corridor anchored by Target, Walmart, Hobby Lobby, Homegoods, Dick's, and more
- Aldi and Ashley Furniture anchors and adjacent to new construction Starbucks
- Delivery in Late Fall 2018





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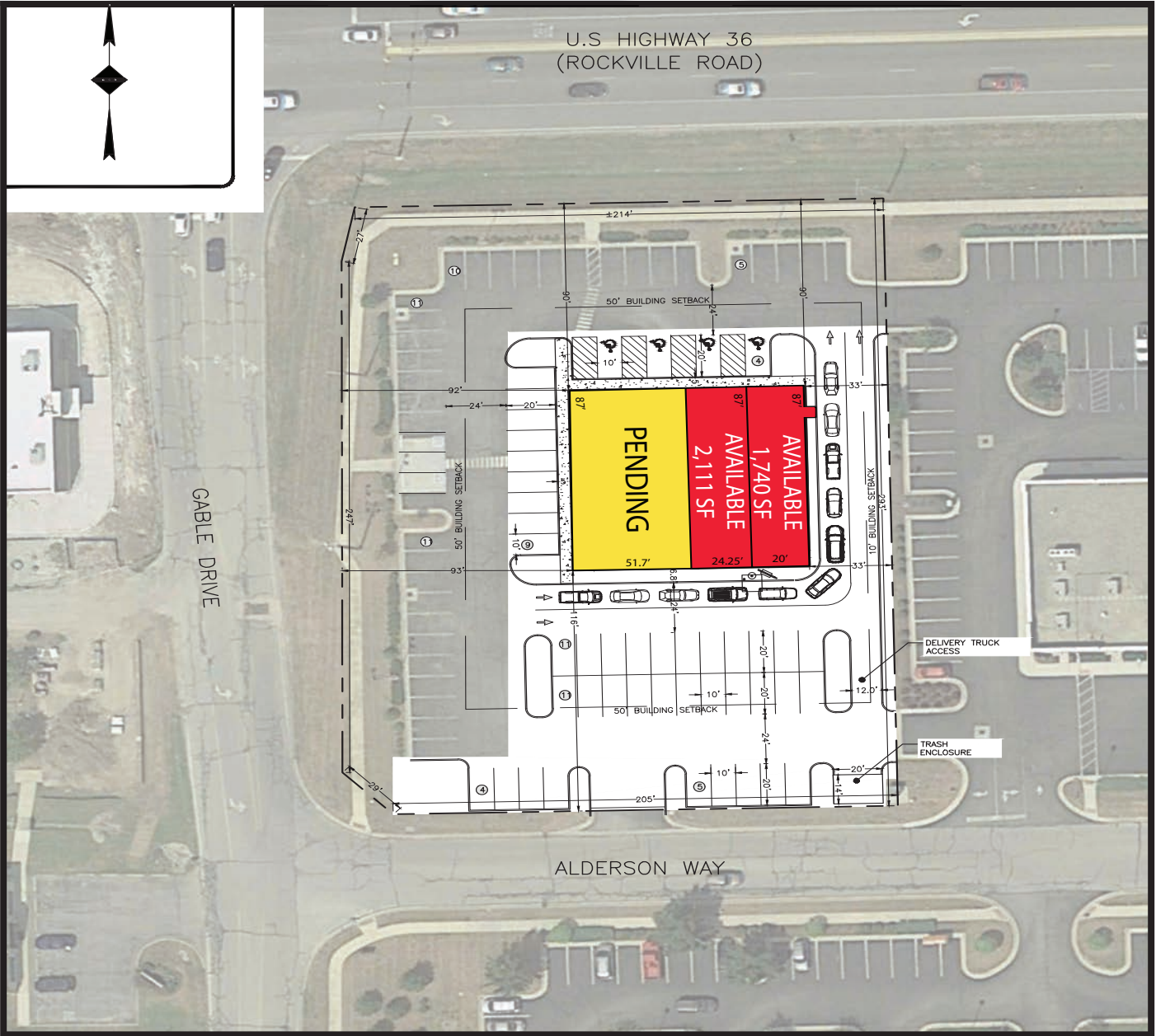
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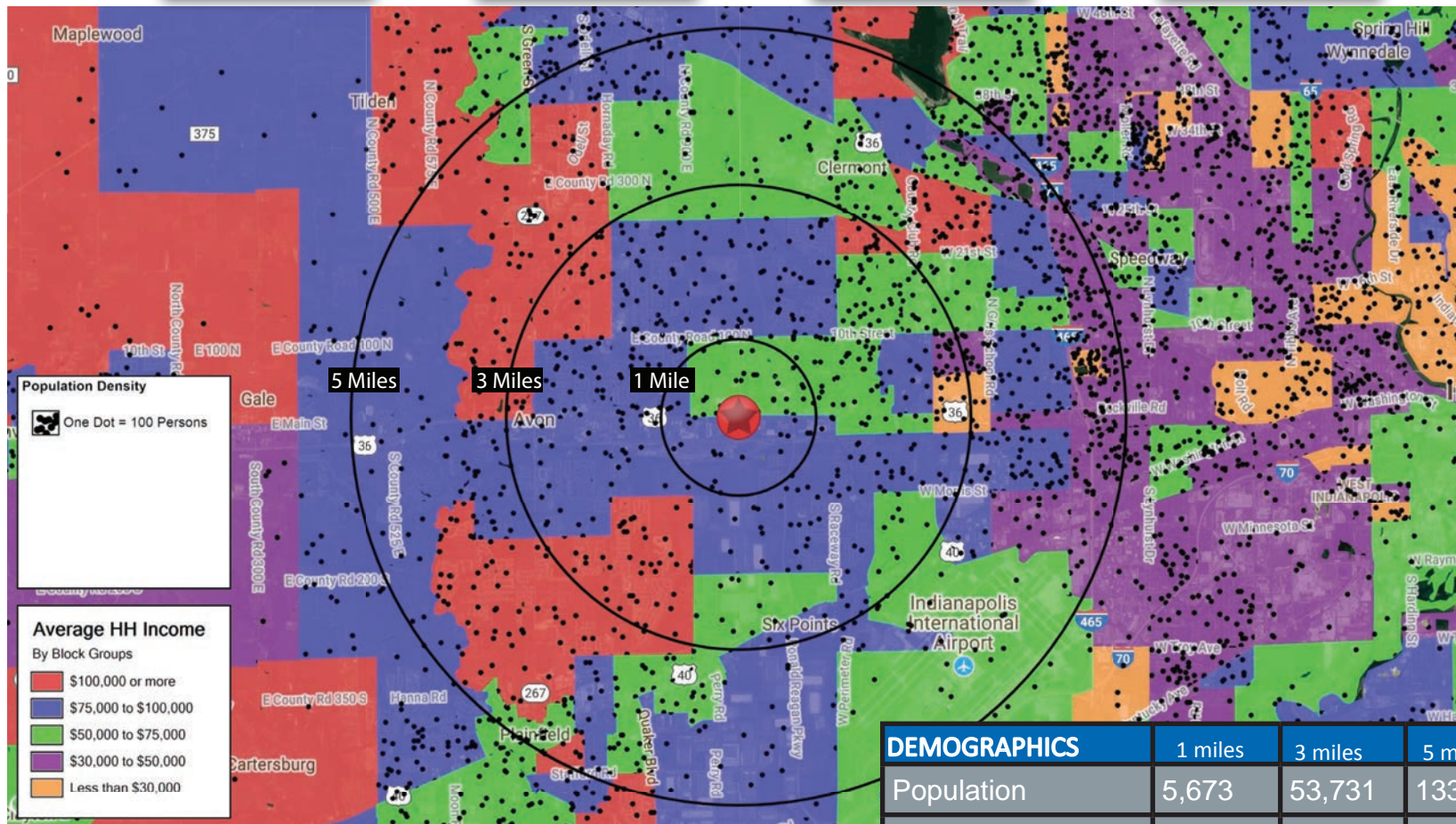
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Suite	SF	Tenant
A	1,740	AVAILABLE
B	2,111	AVAILABLE
C	4,500	PENDING
Total GLA	8,351 SF	





DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	5,673	53,731	133,450
Households	2,058	18,798	50,494
Avg. HH Income	\$67,501	\$83,592	\$76,895
Daytime Population	4,324	20,538	60,164



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