

# New Construction Small Shops - Coming Late 2018

## 2,107 SF For Lease

9769 E US Hwy 36, Avon, IN 46123

Project Overview

Aerial (Market)

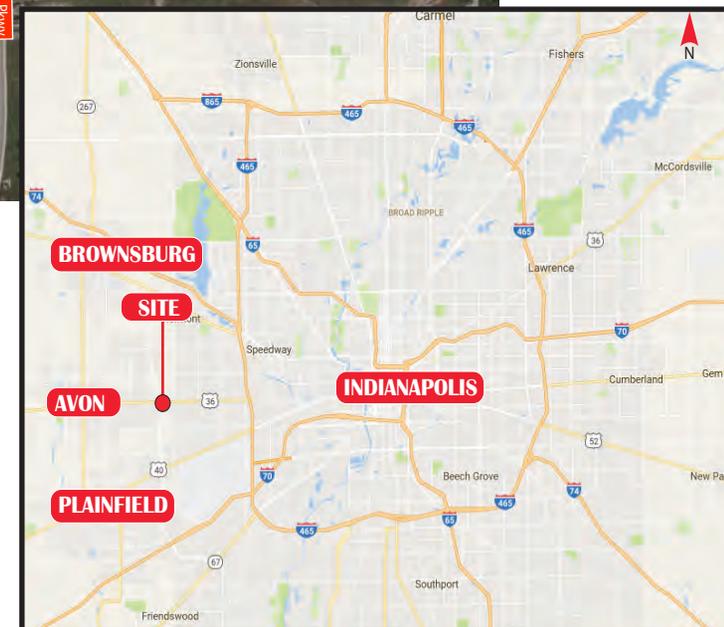
Site Plan

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 2018



# New Construction Small Shops - Coming Late 2018

## 2,107 SF For Lease

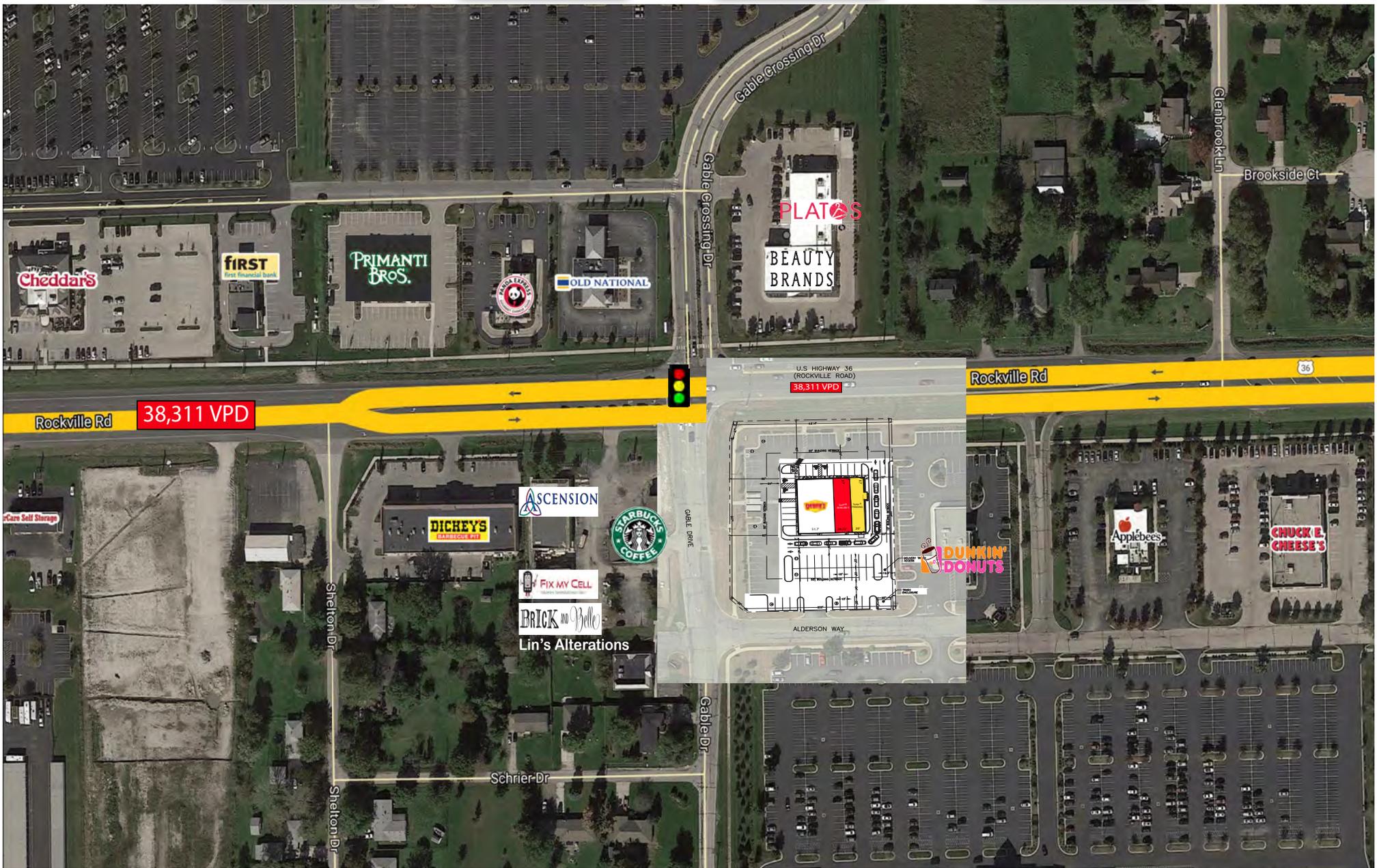
9769 E US Hwy 36, Avon, IN 46123

Project Overview

Aerial (Market)

Site Plan

Demographics



# New Construction Small Shops - Coming Late 2018

## 2,107 SF For Lease

9769 E US Hwy 36, Avon, IN 46123

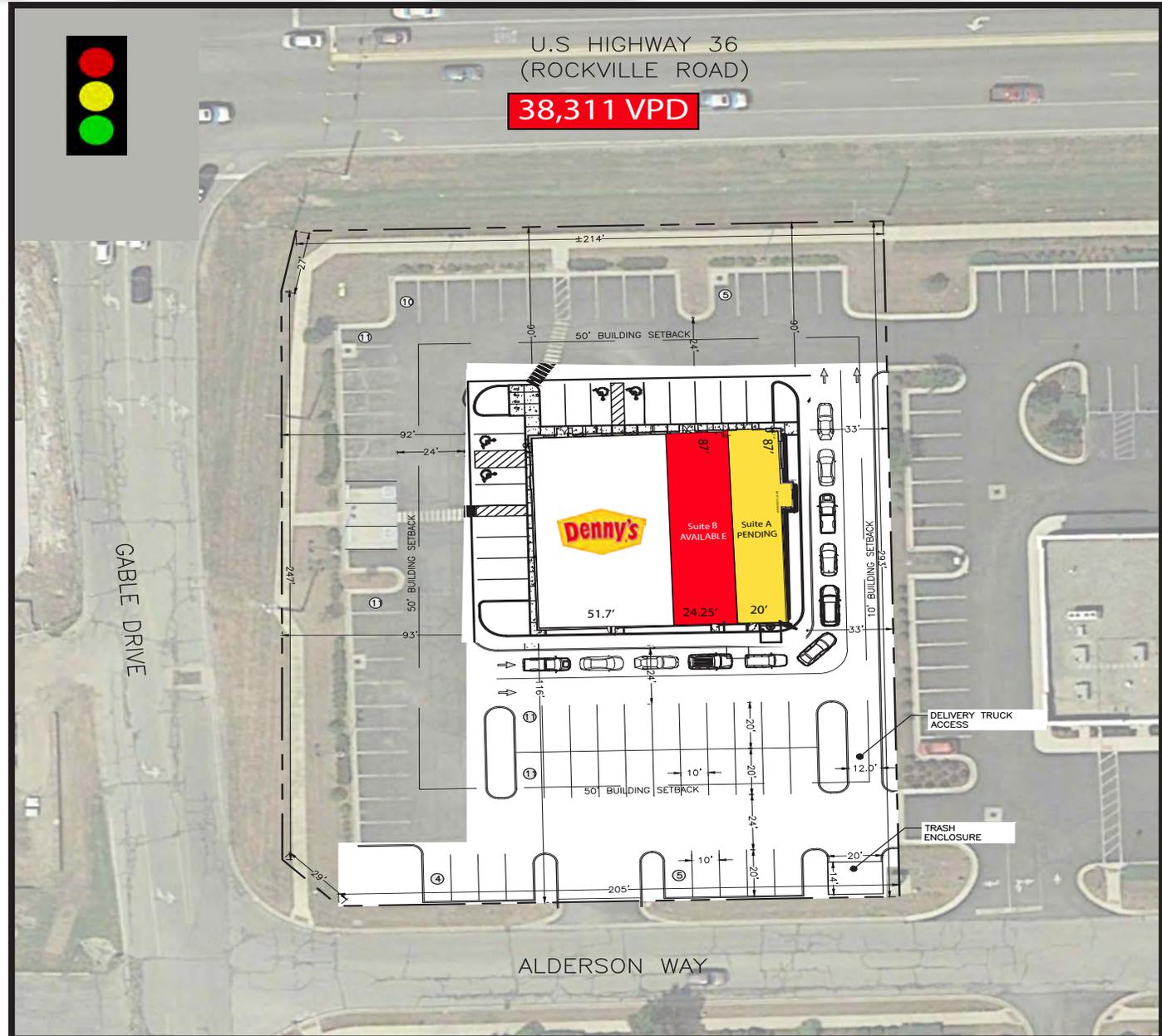
Project Overview

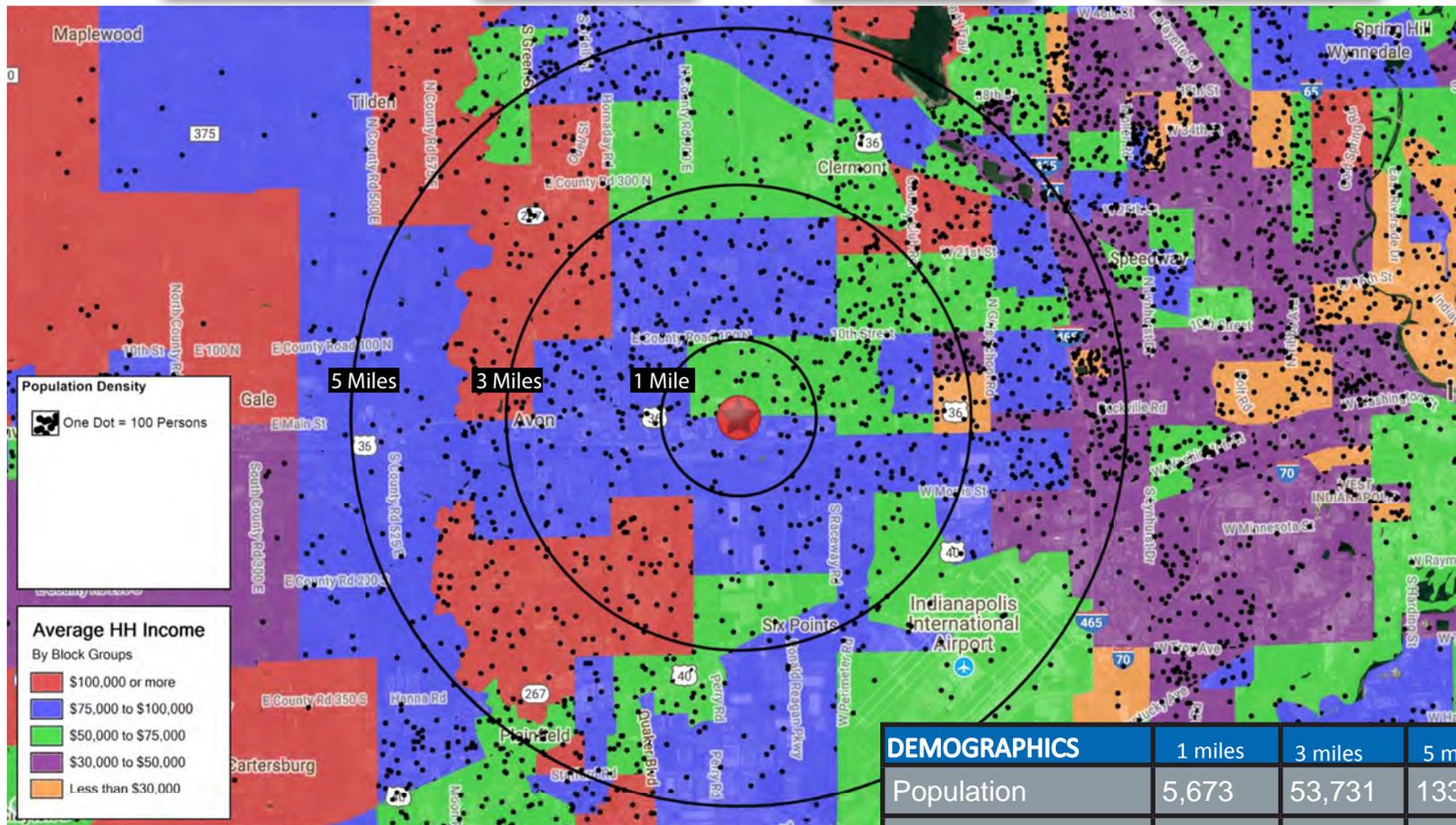
Aerial (Market)

Site Plan

Demographics

Suite	SF	Tenant
A	1,750	PENDING
B	2,107	AVAILABLE
C	4,500	Denny's
Total GLA	8,357 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



A MEMBER OF  
**CHAINLINKS**  
 RETAIL ADVISORS

**Amy Tharp**  
 317.472.1800  
 Amy@VeritasRealty.com

**Andrew Demaree**  
 317.472.1800  
 ADemaree@VeritasRealty.com

6440 Westfield Blvd.  
 Indianapolis, IN 46220  
 VeritasRealty.com  
 317.472.1800