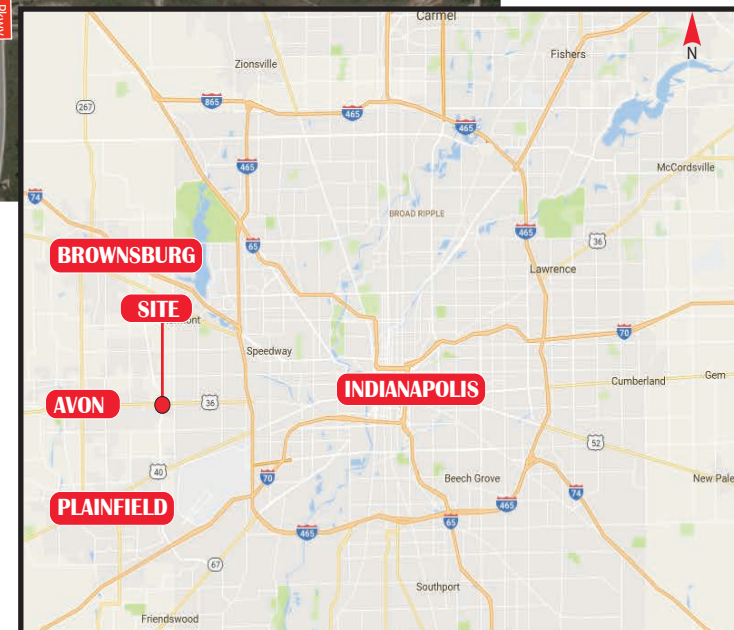


9769 E US Hwy 36, Avon, IN 46123

Demographics



- **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 Qtr 1 2019**

New Construction Small Shops - Qtr 1 2019

2,107 SF For Lease

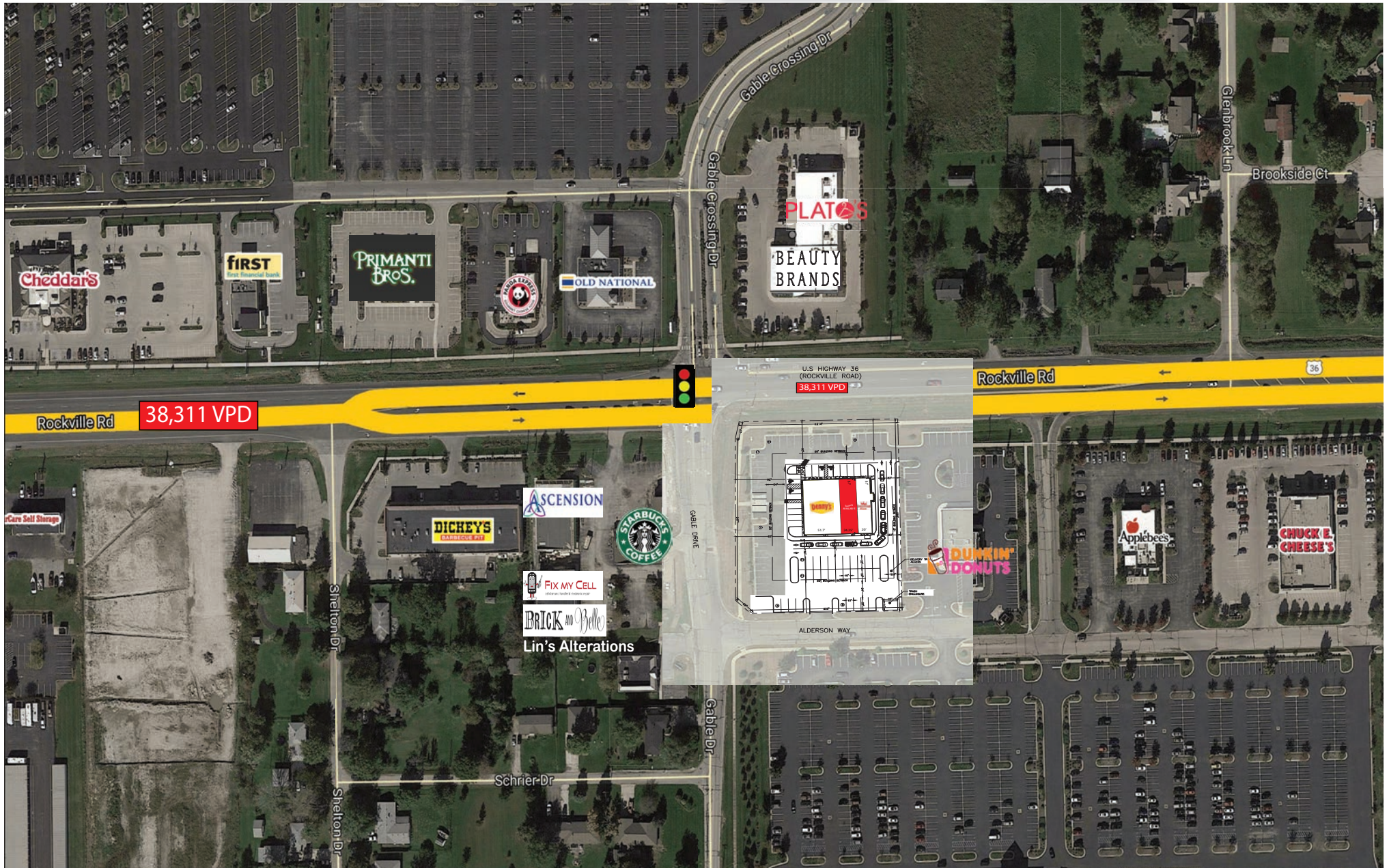
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Project Overview

Aerial (Market)

Site Plan

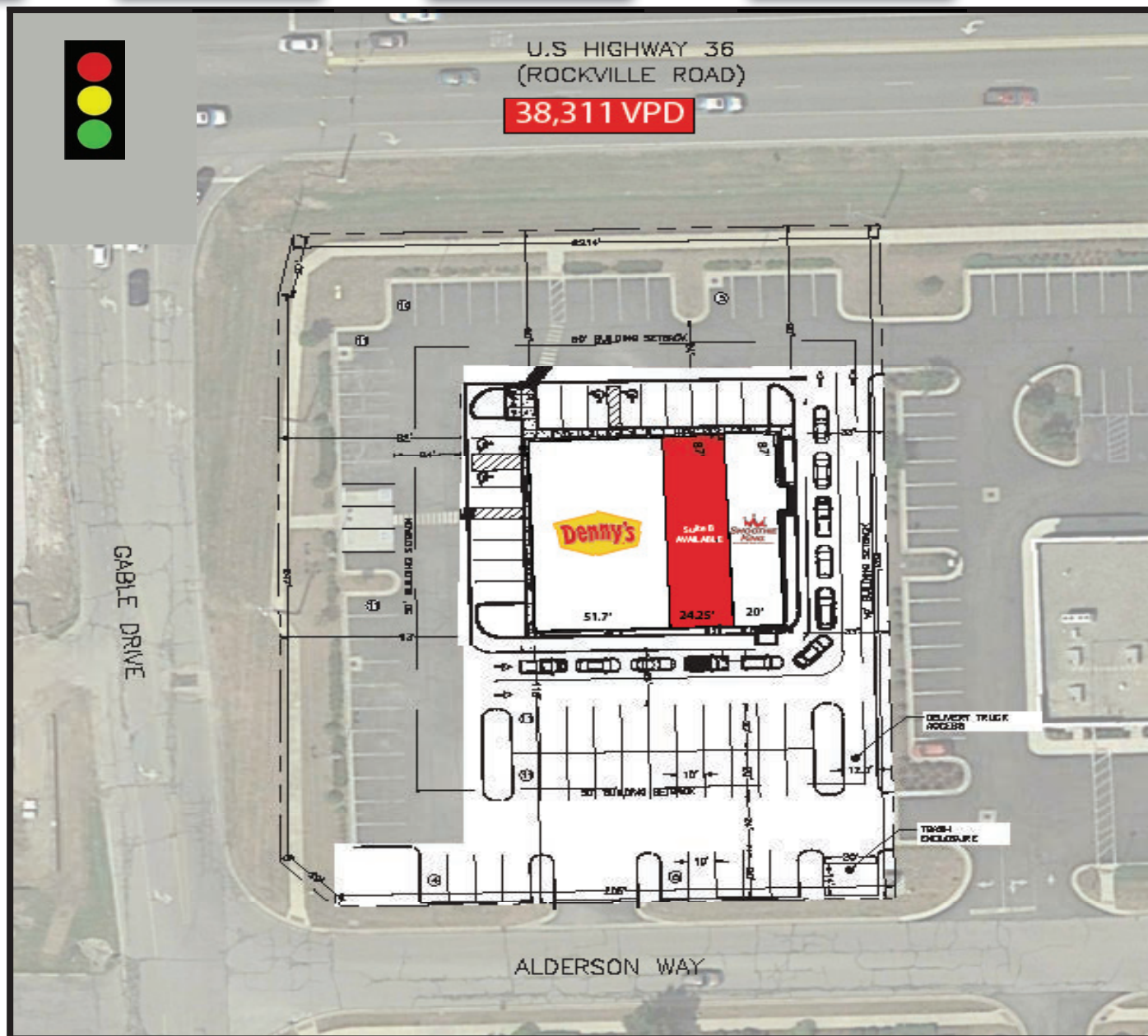
Demographics

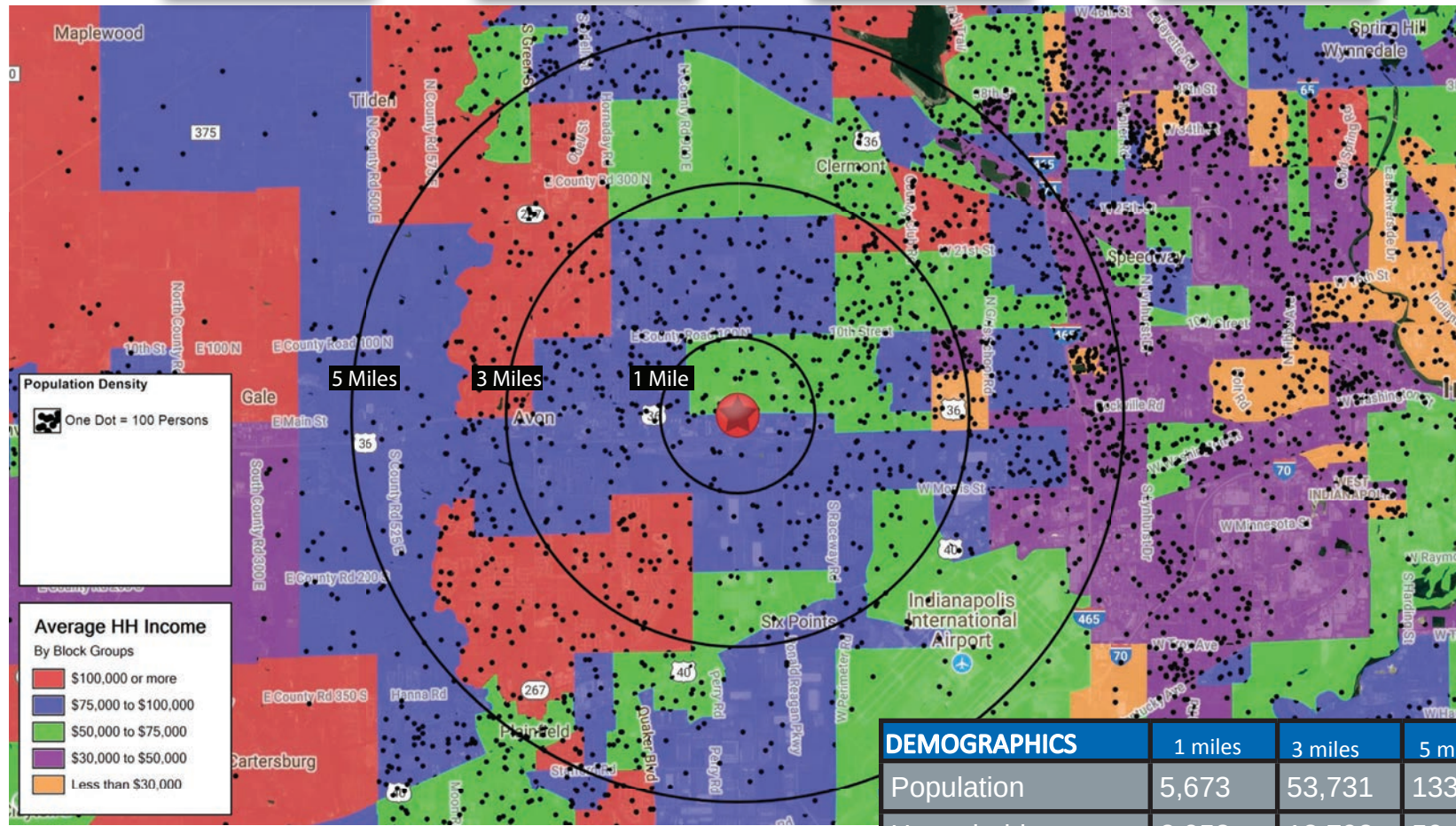


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Demographics

Suite	SF	Tenant
A	1,750	Smoothie King
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



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