

# Under Construction Small Shops at Rockville Road and Gable Drive

## Last Space Remaining - 2,107 SF

9769 E US Hwy 36, Avon, IN 46123

Project Overview

Aerial (Market)

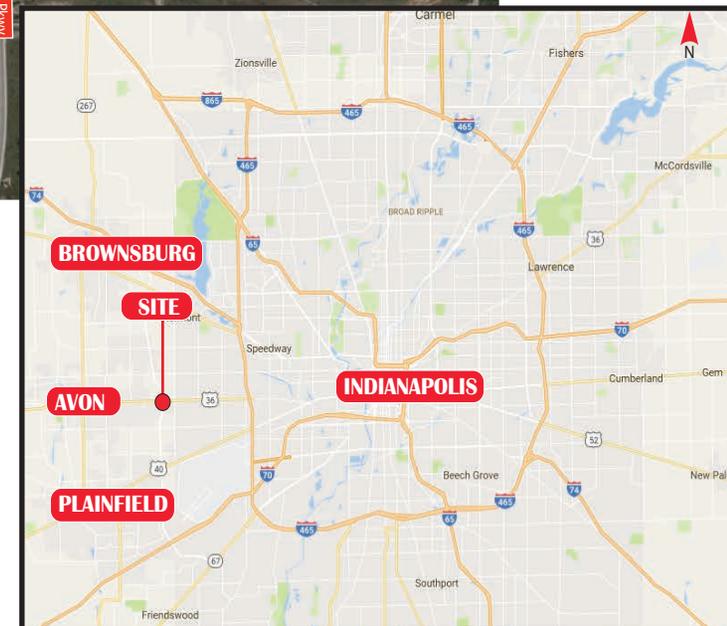
Site Plan

Demographics



### Property Highlights:

- o New small shop development at southeast hard corner of signalized Rockville Road & Gable Drive intersection
- o High traffic location with +/- 38,311 VPD on Rockville Road/ US Hwy 36
- o Main retail corridor serving the west side of Indianapolis MSA. Anchors include SuperTarget, Walmart Supercenter, Hobby Lobby, Meijer, Ross, Homegoods, Marshalls, Dicks, and more.
- o Project broke ground late October 2018 with **March 2019** estimated delivery date



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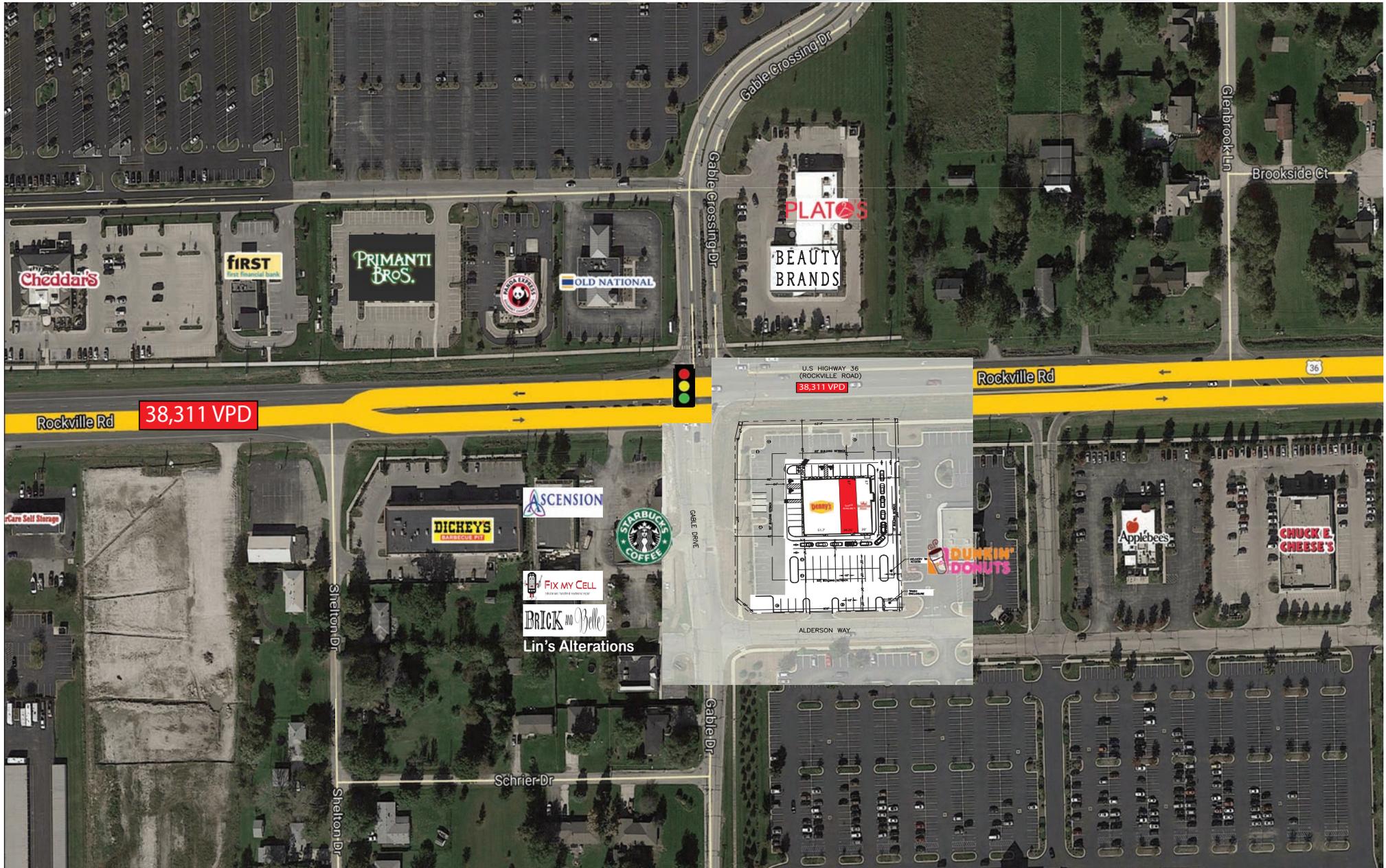
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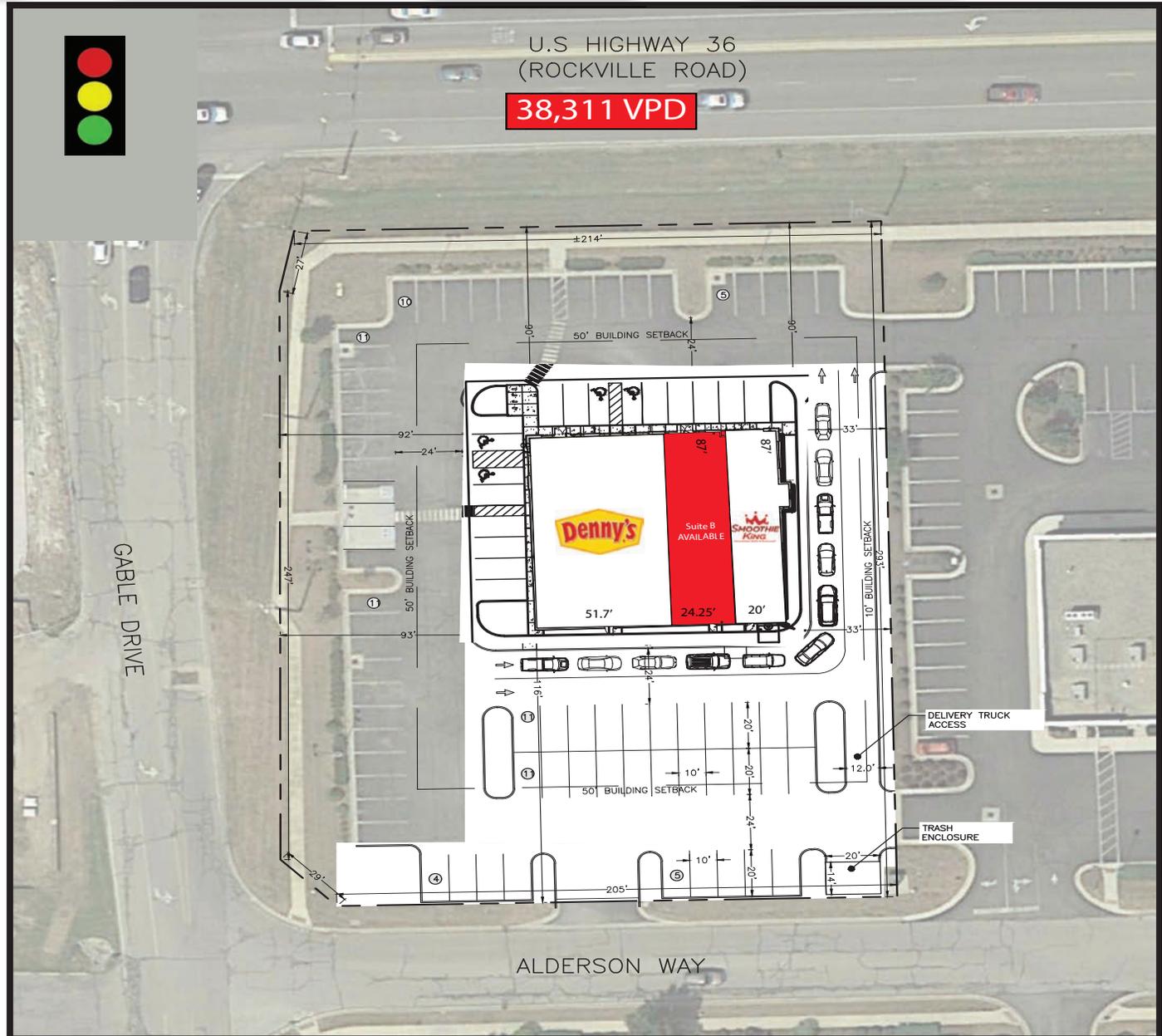
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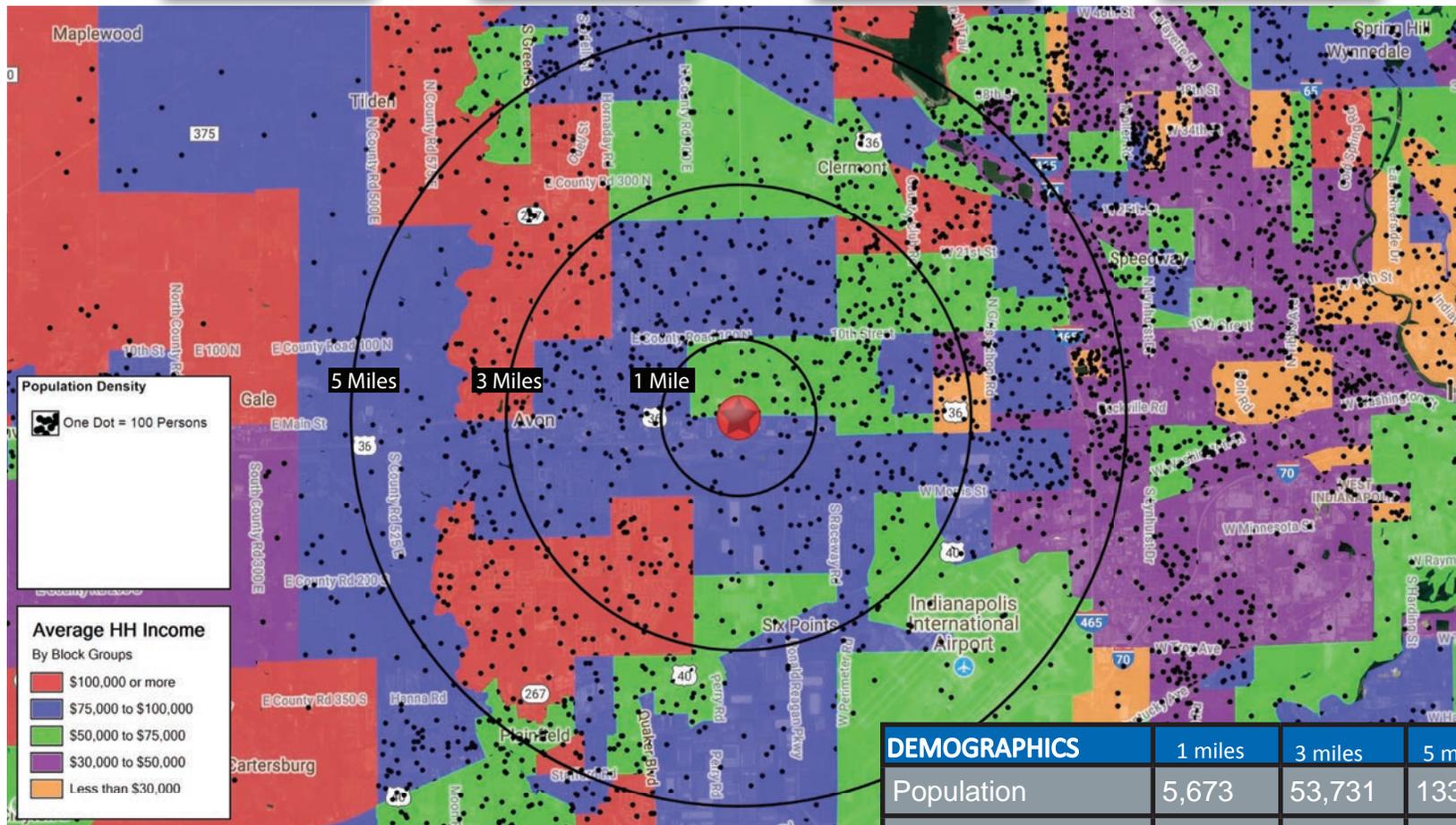
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Suite	SF	Tenant
A	1,750	Smoothie King
<b>B</b>	<b>2,107</b>	<b>AVAILABLE</b>
C	4,500	Denny's
Total GLA	8,357 SF	





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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