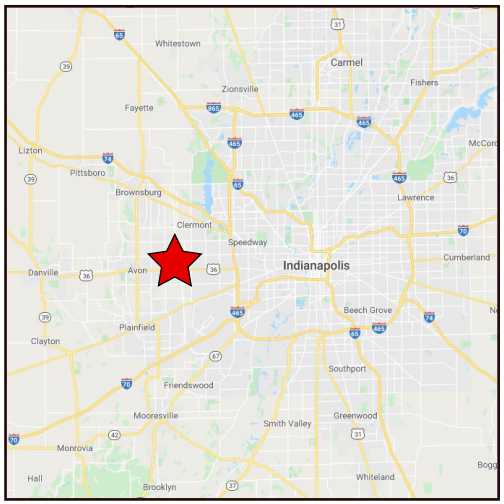
Gables of Avon – Grocery Anchored Shopping Center
2,500 - 6,500 SF Existing for Lease & BTS Anchor Opportunity

9841 East US Hwy 36, Avon, IN 46123

Highlights | Aerial | Demos | Site Plan | Photos | About Avon

Property Highlights:

- Avon, located about 5 miles west of Indianapolis, is the primary regional retail destination serving the westside
- Trade area anchors include Meijer, Super Target, Walmart Supercenter, LA Fitness, Dick's Sporting Goods, Fresh Thyme Farmers Market, Best Buy, HomeGoods, Regal Cinemas, and many more
- Gables of Avon is centrally located in the Avon retail corridor on US-36/Rockville Road with +/-43,842 vehicles per day
- High volume shopping center anchors including Ashley Furniture Homestore, Aldi, Buffalo Wild Wings, and Dollar Tree
- 2,500- 6,500 SF available for lease, ability to demise
- BTS opportunity on +/-3.54 acres
- Ability to add a second pylon on Rockville Road to serve new anchor



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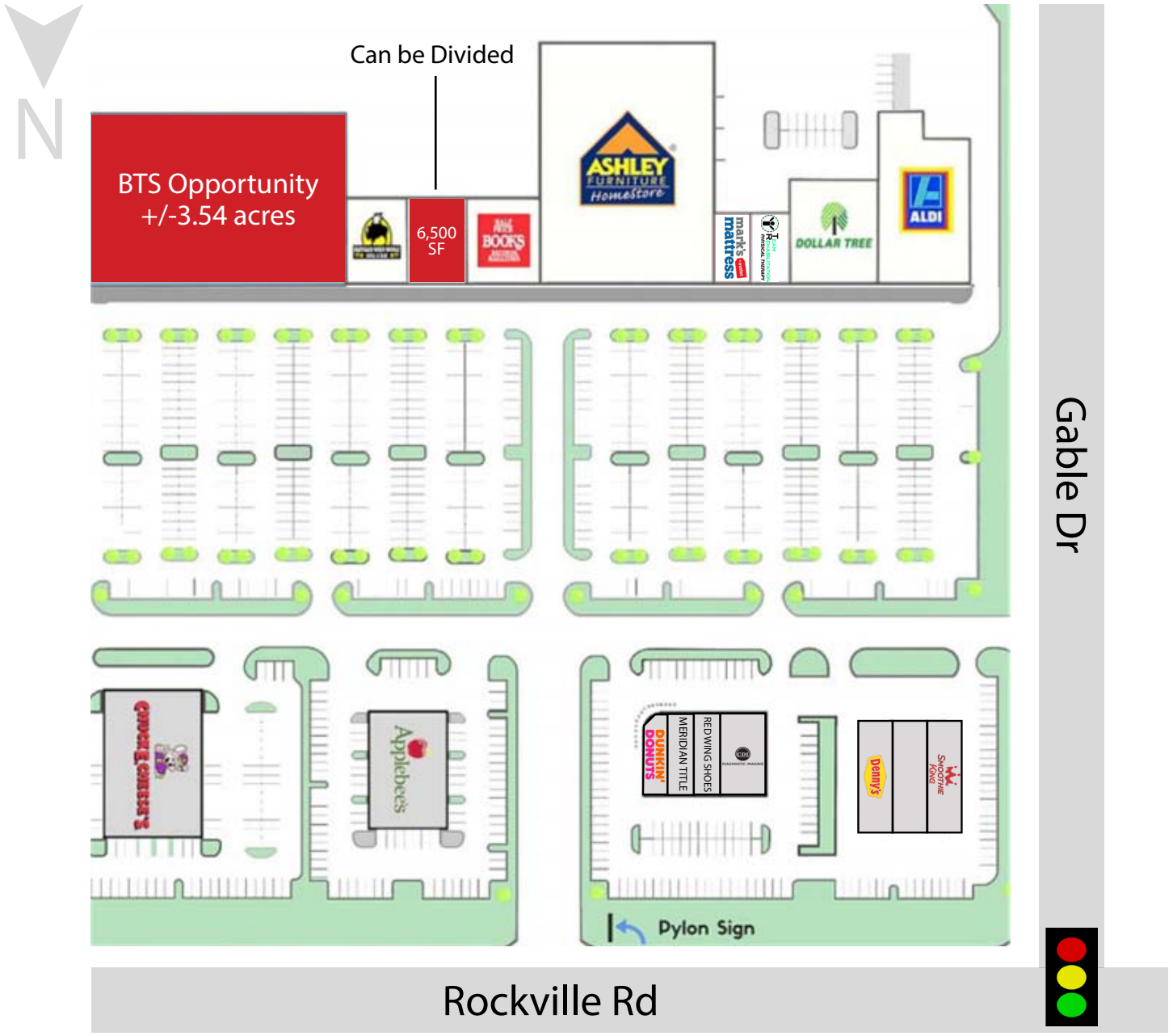
Great Lakes Cir W
Great Lakes Cir E
Avon Village Pkwy
Enclave Dr
Able Crossing Dr
Countryside Ct
Cornith Way
Shiloh Crossing Dr
Fairmount Dr
Oxmoor Way
Aintree Way
Foxfield Ln
Steeplechase Dr
an Pkwy
N Co Rd 1050 E
20,650 ADT
Walmart Supercenter
HOBBY LOBBY at home
REGAL
BEST BUY
BED BATH & BEYOND
Office DEPOT OfficeMax
Michael's
Portillo's
BEEF • BURGERS • SALADS
TIRE BARN
INDIANA Members Credit Union
Shiloh Professional Dr
DONATOS
Charleys
DISCOUNT TIRE
KeyBank
CHASE
Popeyes
Cheddar's
First
OLD NATIONAL
Rockville Rd
43,842 ADT
36
LONGHORN
IHOP
RED LOBSTER
Olive Garden
ON THE BORDER
WAFFLE HOUSE
Avon Village Dr
Shelton Dr
Able Dr
SMOOTHIE KING
DUNKIN'
Applebee's
CHUCK E. CHEESE'S
SITE
Schrier Dr
Porter Dr
BIG LOTS!
Bath&BodyWorks
PartyCity
OLD NAVY
Marshalls
WHICH WICH
HAND & STONE
JOANN
ROSS
target
HomeGoods
ULTA
DICK'S
DOLLAR TREE
ALDI
BUFFALO WILD WINGS
Ashley HOMESTORE
HALF PRICE BOOKS
CSX Access Rd
CSXT Employee Dr
Main Rd

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	5,680	54,375	135,996
Households	7,341	49,233	126,454
Average HH Incomes	$67,721	$88,189	$82,066
Employees	57,608	69,928	61,999


N
Can be Divided
BTS Opportunity
+/-3.54 acres
6,500
SF
ASHLEY FURNITURE Homestore
BOOKS
mark's mattress
DOLLAR TREE
ALDI
Applebee's
DUNKIN' DONUTS
MERIDIAN TITLE
RED WING SHOES
Denny's
Pylon Sign
Gable Dr
Rockville Rd

Ashley
HOMESTORE

BUFFALO WILD WINGS
DINE-IN OPEN
NOW HIRING

ALDI
BUY ONLINE
PICK UP
CURBSIDE

Town of Avon

Quick Facts

Established in 1995

Located 5 miles West of Indianapolis in Hendricks County

10 minute drive from Indianapolis International Airport

Future job growth over the next ten years in Hendricks County is predicted to be 41%

POPULATION OF
19,681
Greater Avon Population estimated over +/-55,000

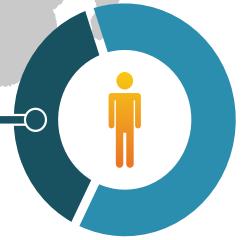
Projected Population Growth of 2.31%

823 BUSINESSES
Located in AVON

57,609
Daytime Employees
within one mile.

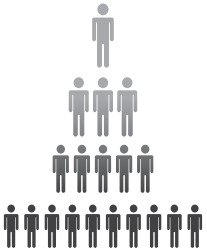
MEDIAN AGE 35.8

Median Household Income
$91,585



MAJOR EMPLOYERS

- American Fasteners Inc.
- Harlan Bakeries
- IU Health
- Phoenix Fabricators & Erectors
- Hendricks Regional Hospital
- Duke Energy



6,893
HOUSEHOLDS

Avon takes pride in their parks and trails. Avon Town Hall Park is 82.5 acres including nine acre lake, two ponds, 18 hole disc golf, and hiking paths. Washington Township Park is 120 acres including paygrounds, splash pad, bike trails, basketball court, and concert pavilion.

Avon has over 13 miles of multi-use trails connection Avon neighborhoods and adjacent communities.

Avon Public Schools are ranked four-stars for academics, and they are known for their two-time national championship marching band.

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