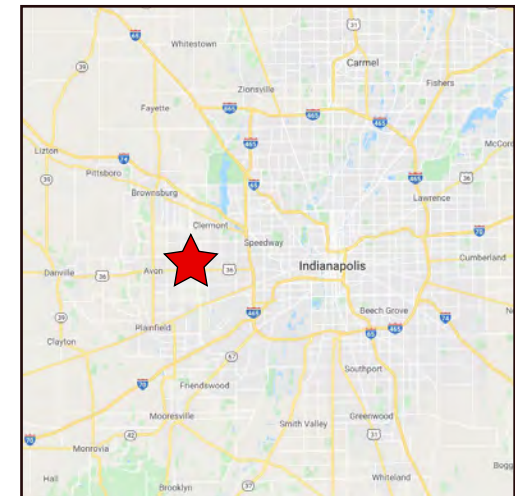


Gables of Avon – Grocery Anchored Shopping Center 2,500 - 6,500 SF Existing for Lease & BTS Anchor Opportunity

9841 East US Hwy 36, Avon, IN 46123



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

FOR MORE INFORMATION
PLEASE CONTACT:

John Holloway
T: 317-472-1800
E: John@VeritasRealty.com

Amy Tharp
T: 317-472-1800
E: Amy@veritasrealty.com

VR VERITAS
REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



SITE

BIG LOTS! Bath & Body Works Party City
OLD NAVY Marshalls

Which Wich
JOANN

DOLLAR TREE ALDI WILD WINGS
Ashley HOME STORE HOME PRICE BOOKS

ROSS Home Goods Target HomeGoods DICK'S

Rockville Rd 43,842 ADT

20,650 ADT

Ronald Reagan Pkwy



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



Gable Dr



Rockville Rd



6,500 SF Available





MOL

9

Walmart
Save money. Live better.

HOBBY LOBBY

DICK'S
SPORTING GOODS

at home

Cheddar's

First Financial

Starbucks

OLD NATIONAL BANK

Denny's

SMOOTHIE KINGS
REMOVING STAINS

BEAUTY BRANDS
PLATOS
CLOSET

43,842 ADT

ALDI

DOLLAR TREE

ASHLEY
FURNITURE
HOMEDECOR

MARK
POLICE
BOOKS

6,500 SF
Available

Applebees

CHUCK EGGERTY

EXPRESS
NEEDS
WORLD

Available Jr Box Space



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%

823 BUSINESSES

Located in AVON

57,609

Daytime Employees
within one mile.



MAJOR EMPLOYERS

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

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 playgrounds, 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.



POPULATION OF
19,681

Greater Avon Population estimated over +/-55,000

Projected Population Growth of 2.31%



MEDIAN AGE 35.8

Median Household Income

\$91,585



6,893
HOUSEHOLDS

VR VERITAS REALTY

A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS