

GABLES OF AVON

+/- 55,000 SF ANCHOR SPACE WITH OCT. 2025 EXPIRATION (NO OPTIONS)

VERITAS
REALTY

www.VeritasRealty.com



CONTACT:

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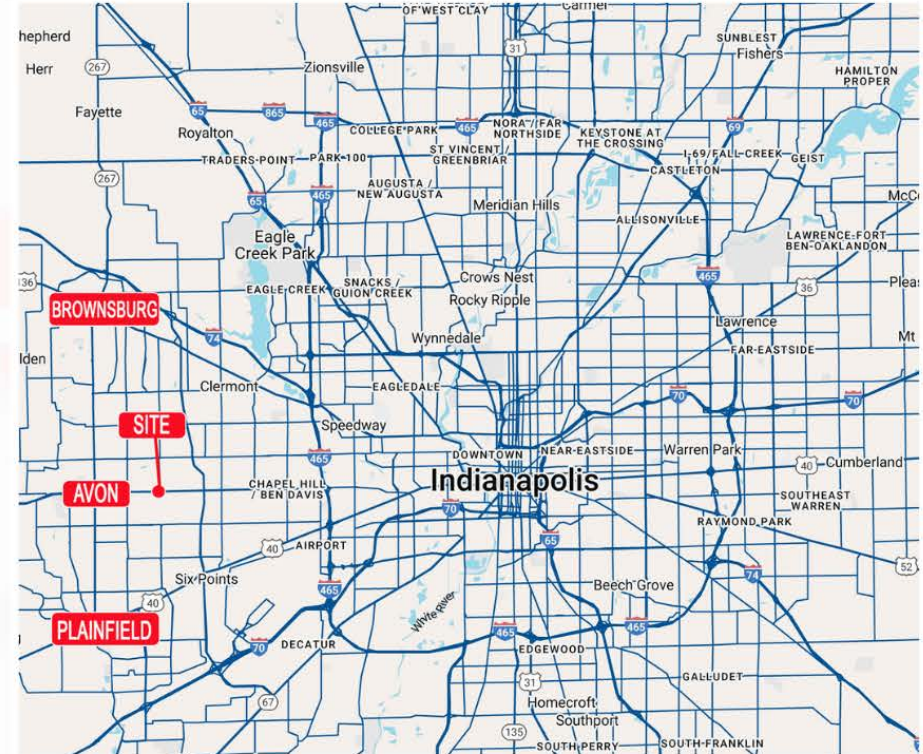
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9841 East Rockville Road (US 36), Avon, IN 46123

Property Highlights

- Ashley Furniture Lease Expires October 2025 with No Option.
Availability is +/- 55,000 SF with dock access
- **Top panel on pylon** on Rockville Road/US 36 available with anchor lease.
- Academy Sports opened new store at Gables of Avon in November 2023.
- Anchors include Academy Sports, Aldi, and Dollar Tree.
- Central position in Avon's regional retail corridor with Costco, Super Target, Meijer, Walmart Supercenter, Dick's Sporting Goods, and more.
- Strong traffic counts with over **44,000 cars per day** on Rockville Road/US 36



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	6,587	61,660	146,599
 Daytime pop.	4,562	32,602	85,494
 Avg. HH Income	\$89,553	\$116,609	\$107,889

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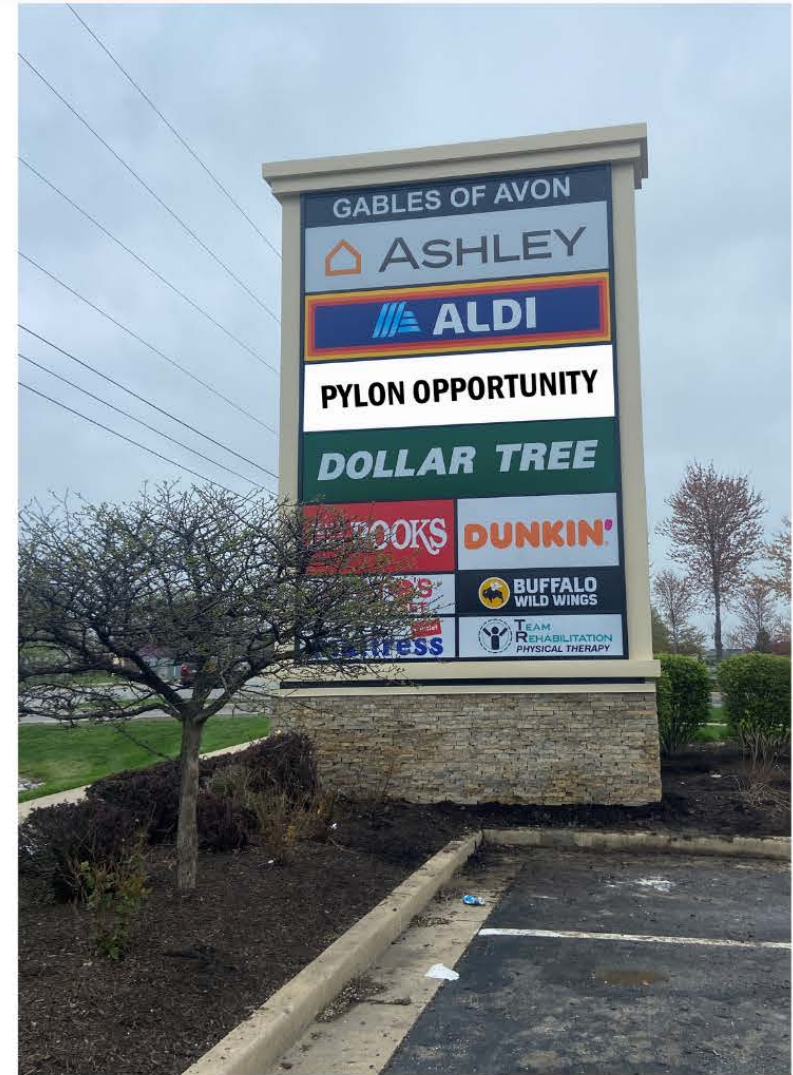
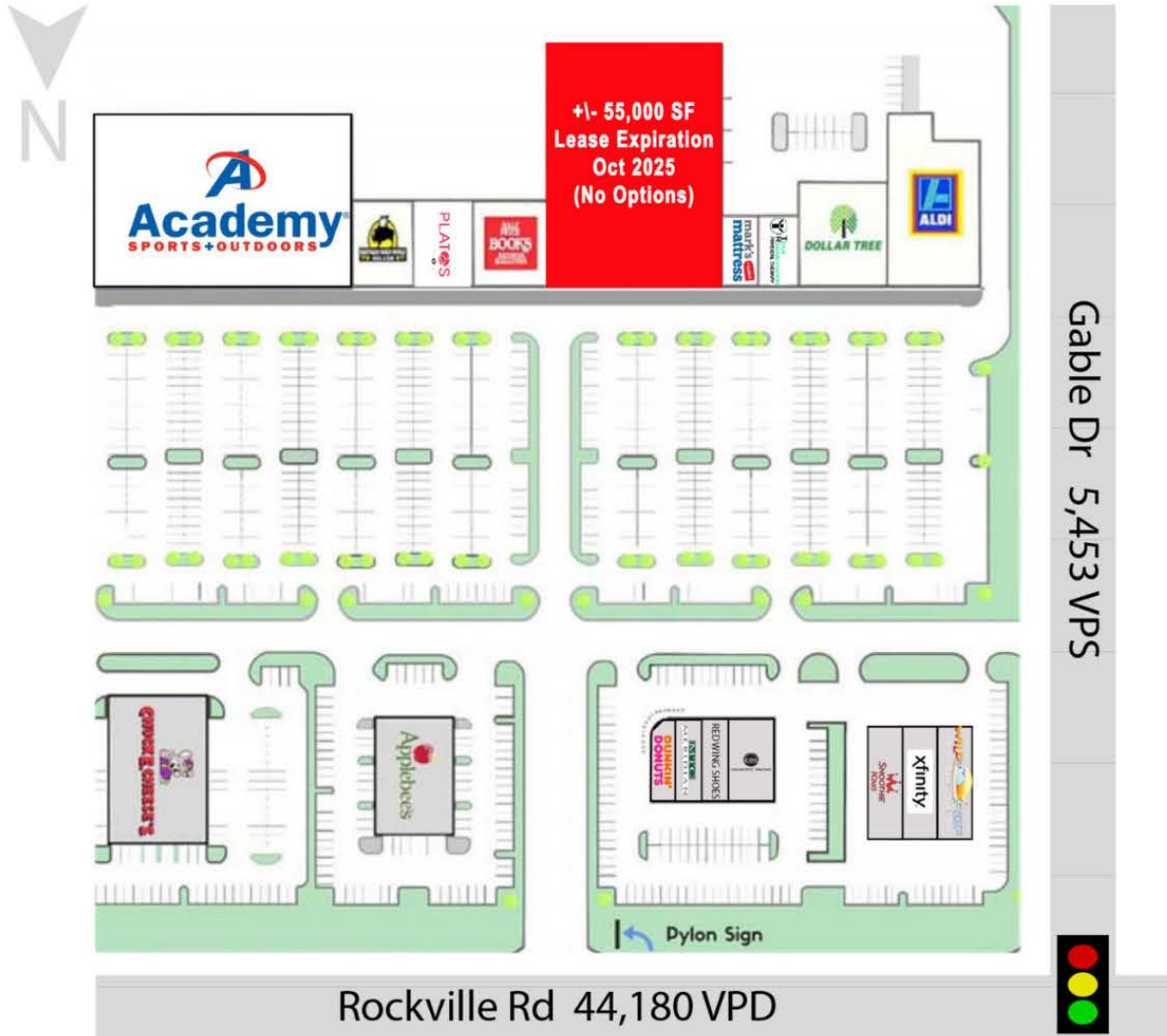
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