

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

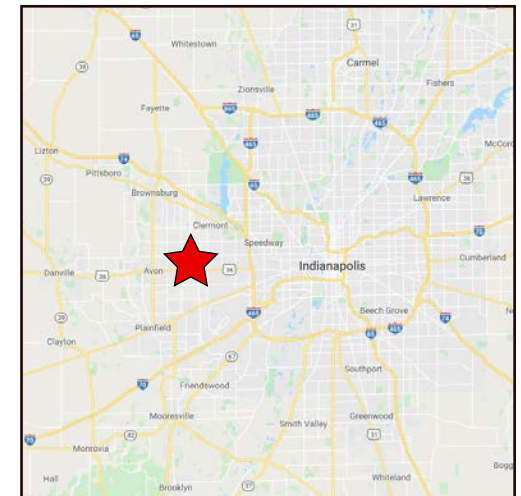
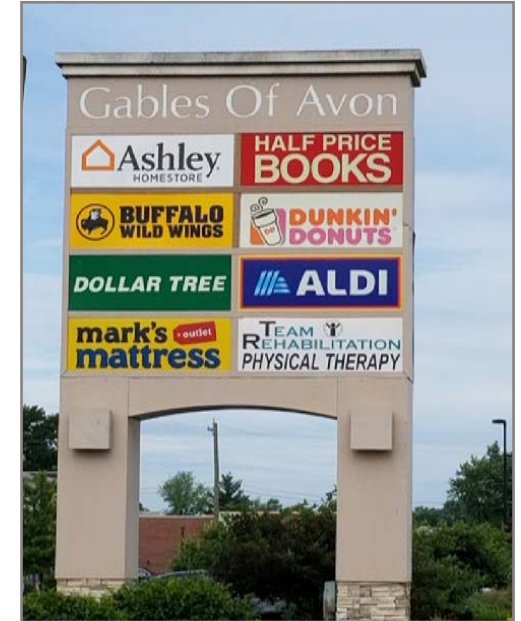
Aerial

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

FOR MORE INFORMATION
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VR VERITAS
REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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Gable Dr



Rockville Rd

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Town of Avon

Quick Facts

Established in 1995

Located 5 miles 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 BUSINESS

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