



# BEECHWOOD CENTRE

7508 Beechwood Centre Road  
Avon, Indiana



## HIGHLIGHTS

- Join Rural King (now open) as well as area retailers and restaurants including Lowe's, Kroger, CVS Pharmacy, Walgreens, AutoZone, KFC, Dairy Queen, Bob Evans, Arby's, Burger King, and Taco Bell
- Population of over 115,000 within 5 miles with average household incomes exceeding \$88,000
- Signalized access off of US Route 36
- Large pylon signage available on both double-sided signs at each entrance to the shopping center
- **AVAILABLE:** 1,600 SF and 15,000 SF

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2025 Projection	7,328	51,258	128,080	394,818	773,606
2020 Estimate	6,476	45,553	116,125	374,945	740,332
INCOME	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2020 Average	\$92,662	\$103,765	\$88,437	\$73,079	\$75,105
2020 Median	\$85,804	\$88,399	\$72,612	\$56,352	\$54,692
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2020 Employees	5,654	16,548	57,918	193,346	501,890

## LEASING INFORMATION

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### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
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### COLUMBUS

389 E. LIVINGSTON AVENUE  
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## Avon, Indiana



**1,600 SF AVAILABLE**   **15,000 SF AVAILABLE**

EST'D 1960  
**RURAL KING**  
AMERICA'S FARM & HOME STORE  
**NOW OPEN**

**37,879 VPD (20)**

**AutoZone**



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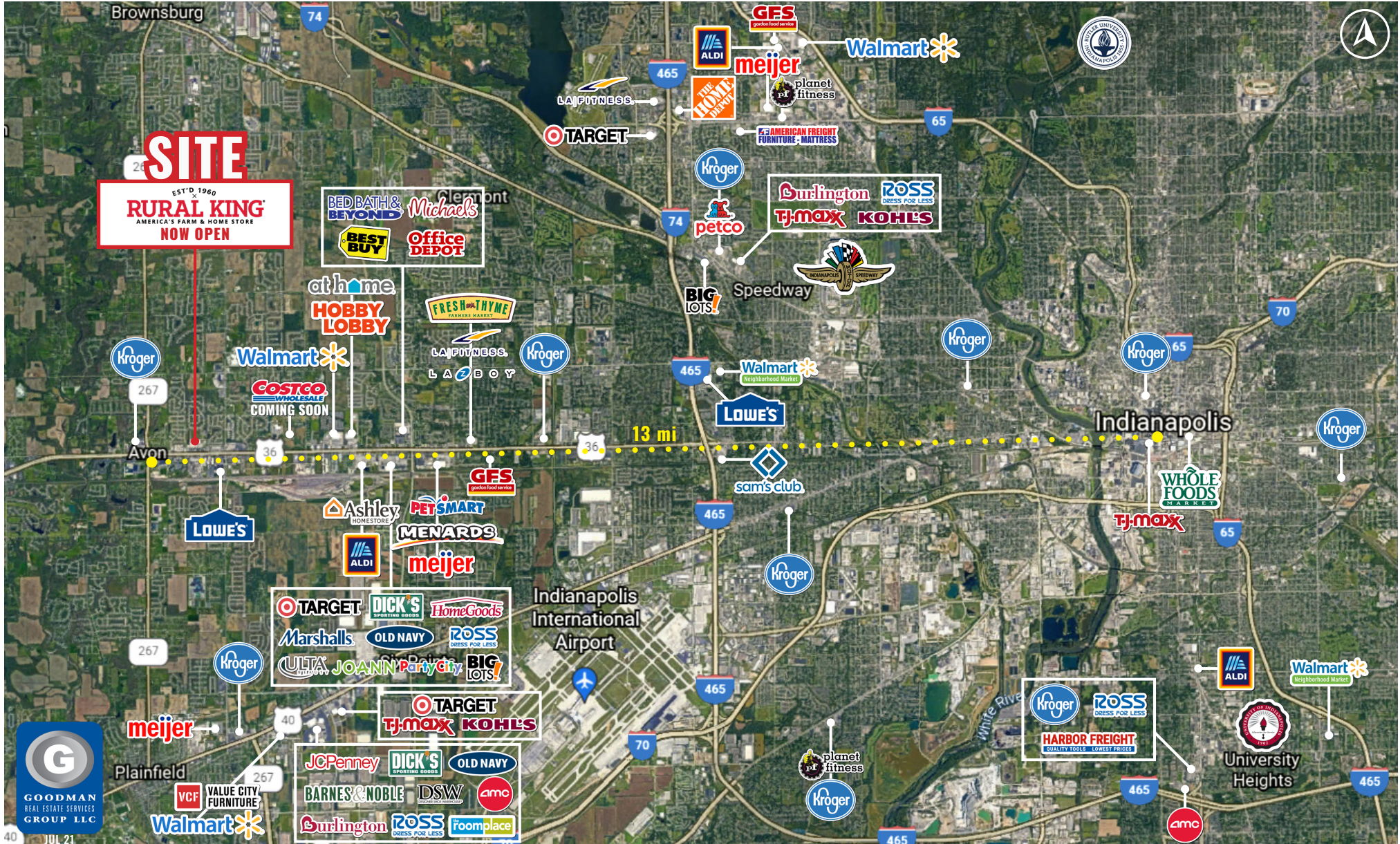
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<b>KEY</b>	LEASED	NEG LEASE
	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Rural King (now open)	73,705
2	Emmy's Pancake House	5,500
3	Available	1,600
4	Confidence Club Martial Arts	3,200
5	Available	15,000
<b>SITE SUMMARY</b>		<b>99,005</b>



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