




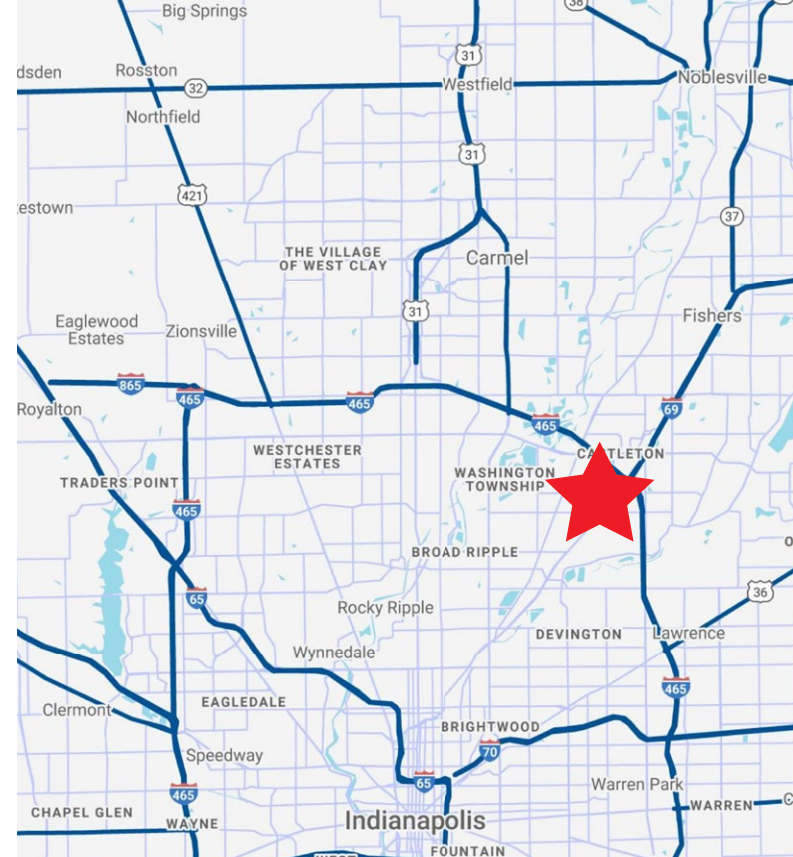
Avalon Crossing Shopping Center
1,600 – 5,608 SF Available for Lease
6935 Lake Plaza Dr, Indianapolis, IN 46220



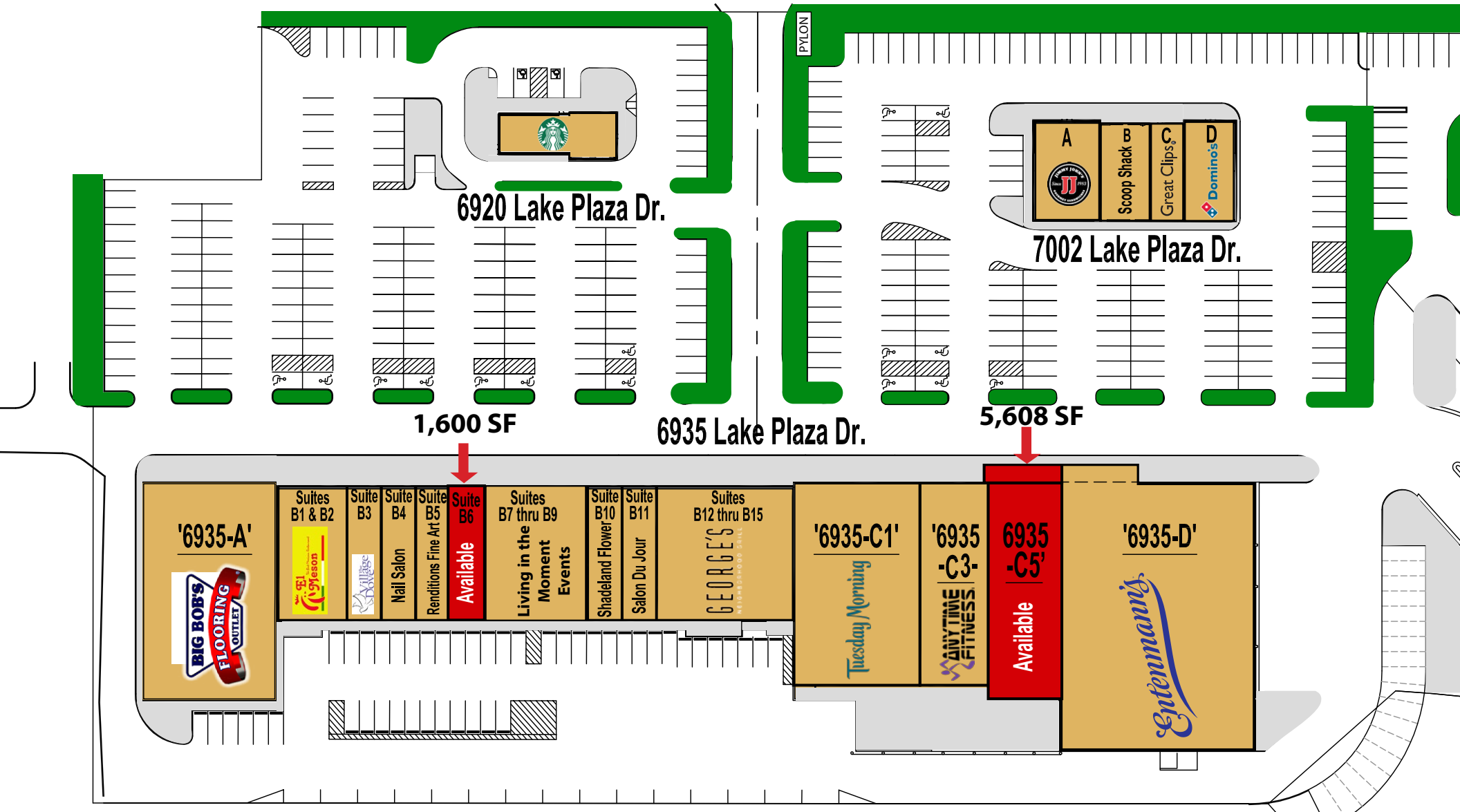
Property Overview

Property Highlights

- 1,600 – 5,608 SF Available for Lease (flexible square footages)
- Large Pylon Sign
- Excellent exposure to Binford Blvd (40,136 cars per day), a major thoroughfare that converts to I-69
- Multiple access points including two stoplights to Binford Blvd., 71st Street, and Graham Road
- 0.5 miles from I-465 (169,055 cars per day).
- Dynamic trade area supported by strong residential and daytime population
- Nearby establishments include CVS, George’s Neighborhood Grill, Starbucks, Jimmy John’s, Domino’s, Tuesday Morning, Entenmann’s Bakery, Kroger (only grocer servicing the immediate area), Mays Chemical, Heritage Christian School, dormakaba, Precision Hardware, Heritage Office Park, and others.



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Minute Drive	10 Minute Drive	15 Minute Drive
Population	7,279	67,234	196,373	17,643	79,711	240,093
Households	2,940	30,735	86,621	7,408	36,752	105,174
Avg. HH Income	\$111,378	\$85,192	\$84,373	\$109,447	\$89,500	\$90,483
Daytime Pop.	7,048	69,429	153,586	14,061	65,325	192,830



Suite	Tenant	Size
A	Big Bob's Flooring Outlet	10,462 SF
B1-B2	El Meson	3,651 SF
B3	Village Dove	1,600 SF
B4	Nail Salon	1,600 SF

Suite	Tenant	Size
B5	Renditions Fine Art	1,650 SF
B6	AVAILABLE	1,600 SF
B7	Living in the Moment Events	1,600 SF
B8	Living in the Moment Events	1,442 SF

Suite	Tenant	Size
B9	Living in the Moment Events	1,600 SF
B10	Shadeland Flower	1,600 SF
B11	Salon Du Jour	1,600 SF
B12-B15	George's Neighborhood Bar & Grill	6,775 SF

Suite	Tenant	Size
C1	Tuesday Morning	9,012 SF
C3	Anytime Fitness	4,922 SF
C5	COMING AVAILABLE	5,608 SF
D	Entenmann's Bakery	19,172 SF



Binford Blvd

71st St

11,562 VPD

40,136 VPD

SITE

Site Aerial

The Fashion Mall at Keystone
POTTERY BARN Crate&Barrel
west elm RH
Apple lululemon URBAN OUTFITTERS
Saks Fifth Avenue NORDSTROM

TJ-maxx Burlington
HomeGoods VALUE CITY FURNITURE

JOANN LIFETIME Ashley
BOB'S FURNITURE COSTCO
BIRCHMOUNT WHOLESALE

Castleton Square amc
Bassett
GOLF GALAXY DICK'S BEST BUY
macy's JCPenney

Roche
4,000+ Employees

buybuyBABY
The Container Store
rack

Michaels ALDI
PETSMART

TRADER JOE'S

CASTLETON OFFICE PARK
1.1M SF Office Space

Community Health Network
298 Hospital Beds
86,789 Inpatient Days

Lawrence North High School
2,643 Students & Faculty

Hillside Business Park
445,000 SF

Heritage Office Park
335,000 SF

Heritage Christian School
1,300 Students



Avalon Crossing





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