

# AVALON CROSSING SHOPPING CENTER

1,480 SF - 4,505 SF AVAILABLE | FOR LEASE

VERITAS  
REALTY



FOR LEASE

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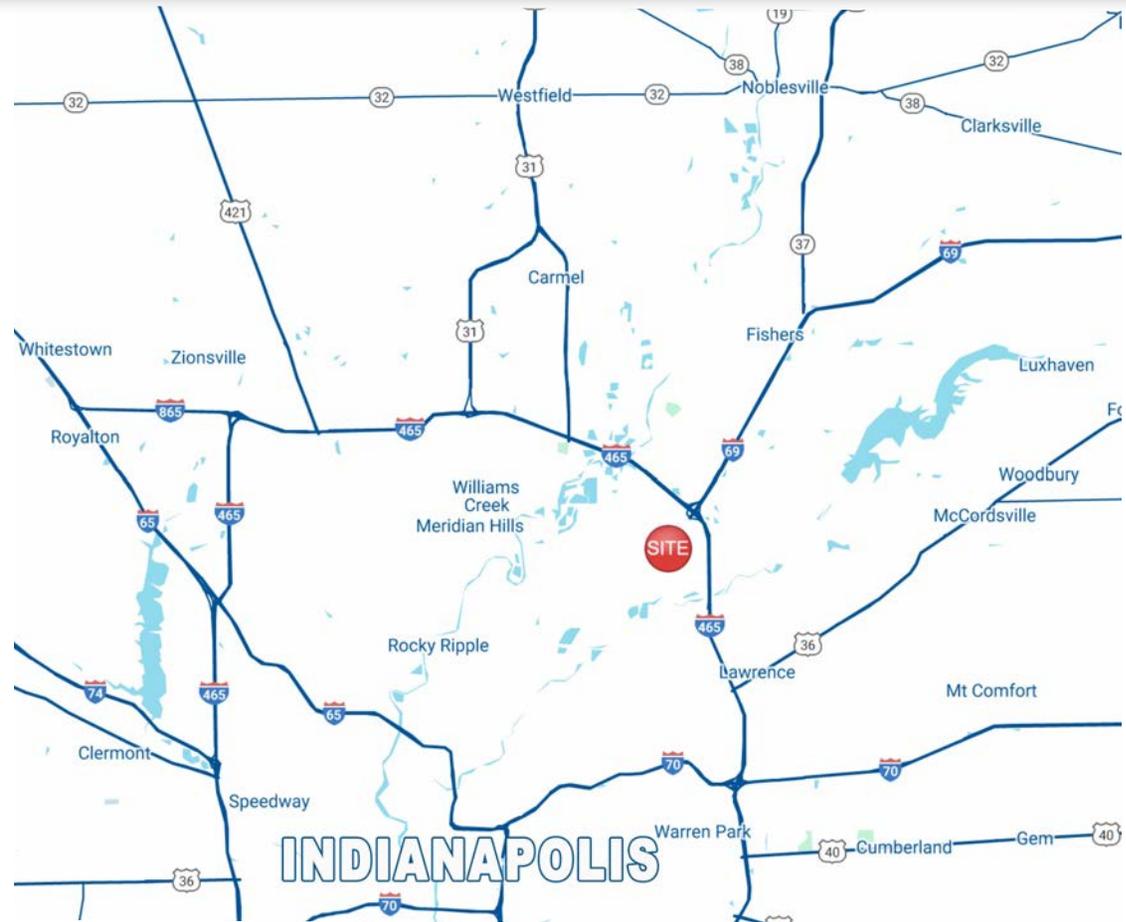
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## AVALON CROSSING SHOPPING CENTER

### PROPERTY OVERVIEW

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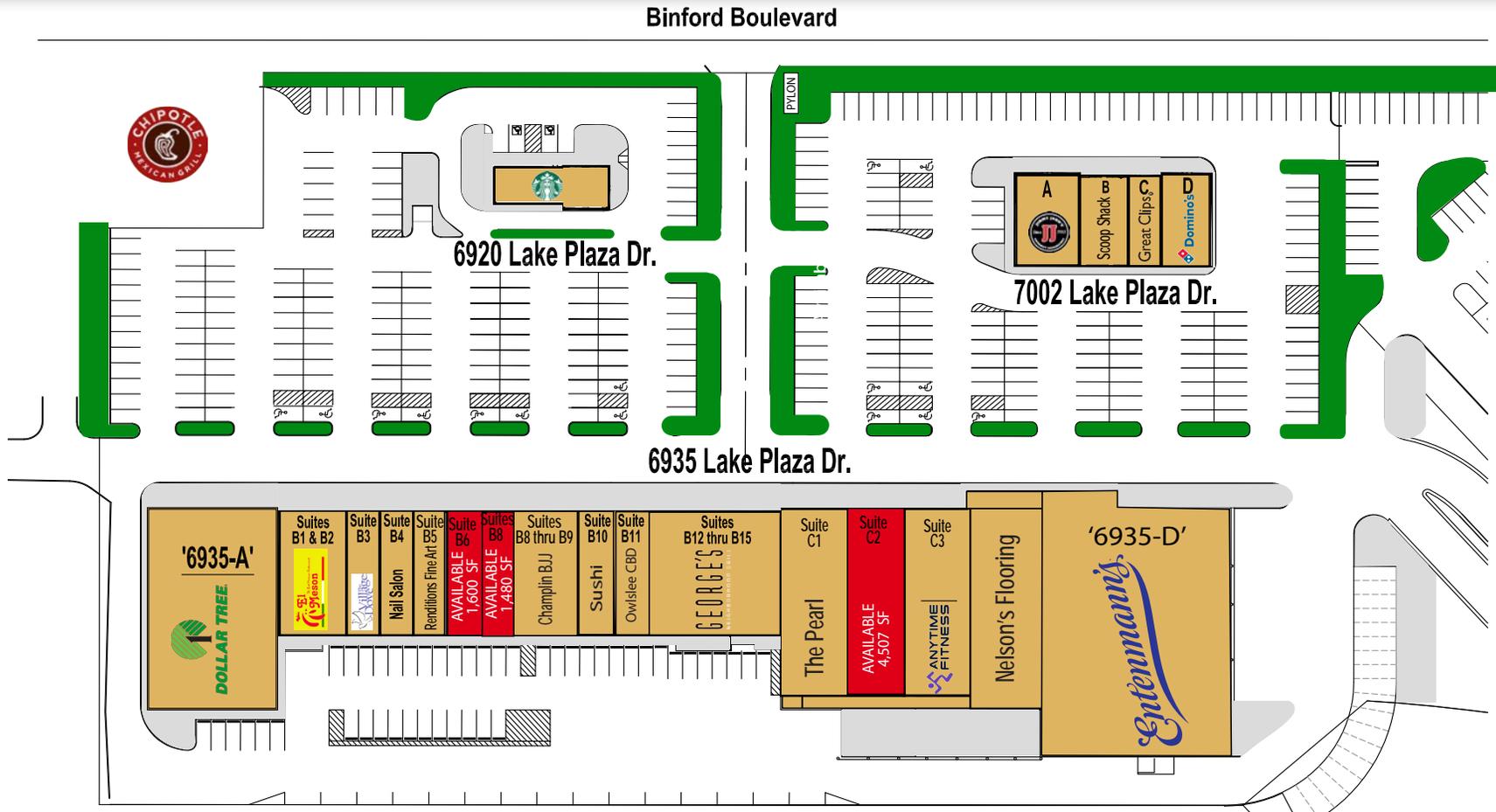
- 1,480 SF | 1,600 SF | 4,505 SF Available
- Large pylon sign
- Excellent exposure to Binford Blvd (40,136 cars per day); a major thoroughfare that converts into I-69
- Multiple access points including two stoplights to Binford Blvd., 71st Street, and Graham Road
- Dynamic trade area supported by strong residential and daytime population
- Nearby establishments include CVS, Georege's Neighborhood Grill, Starbucks, Jimmy John's, Domino's, Tuesday Morning, Kroger (only grocer servicing the immediate area), Mays Chemical, Heritage Christian School, dormakaba, Precision Hardware, Heritage Office Park, and others.



|                     | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------|-----------|-----------|-----------|
| DEMOGRAPHICS        |           |           |           |
| Population:         | 7,502     | 63,507    | 193,902   |
| Average HH Income:  | \$130,971 | \$113,867 | \$106,279 |
| Daytime Population: | 9,563     | 64,586    | 180,796   |

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**SITE  
PLAN**



| Suite | Tenant       | Size      |
|-------|--------------|-----------|
| A     | DOLLAR TREE  | 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    | AVAILABLE           | 1,480 SF |
| B8-B9 | Champlin BJJ        | 1,600 SF |

| Suite   | Tenant                      | Size     |
|---------|-----------------------------|----------|
| B10     | Sushi                       | 1,600 SF |
| B12-B15 | George's Neighborhood Grill | 3,651 SF |
| C1      | The Pearl                   | 4,507 SF |
| C2      | AVAILABLE                   | 4,505 SF |

| Suite | Tenant          | Size      |
|-------|-----------------|-----------|
| C3    | Anytime Fitness | 4,922 SF  |
| C5    | Nelson Flooring | 5,608 SF  |
| D     | Entenmann's     | 19,172 SF |

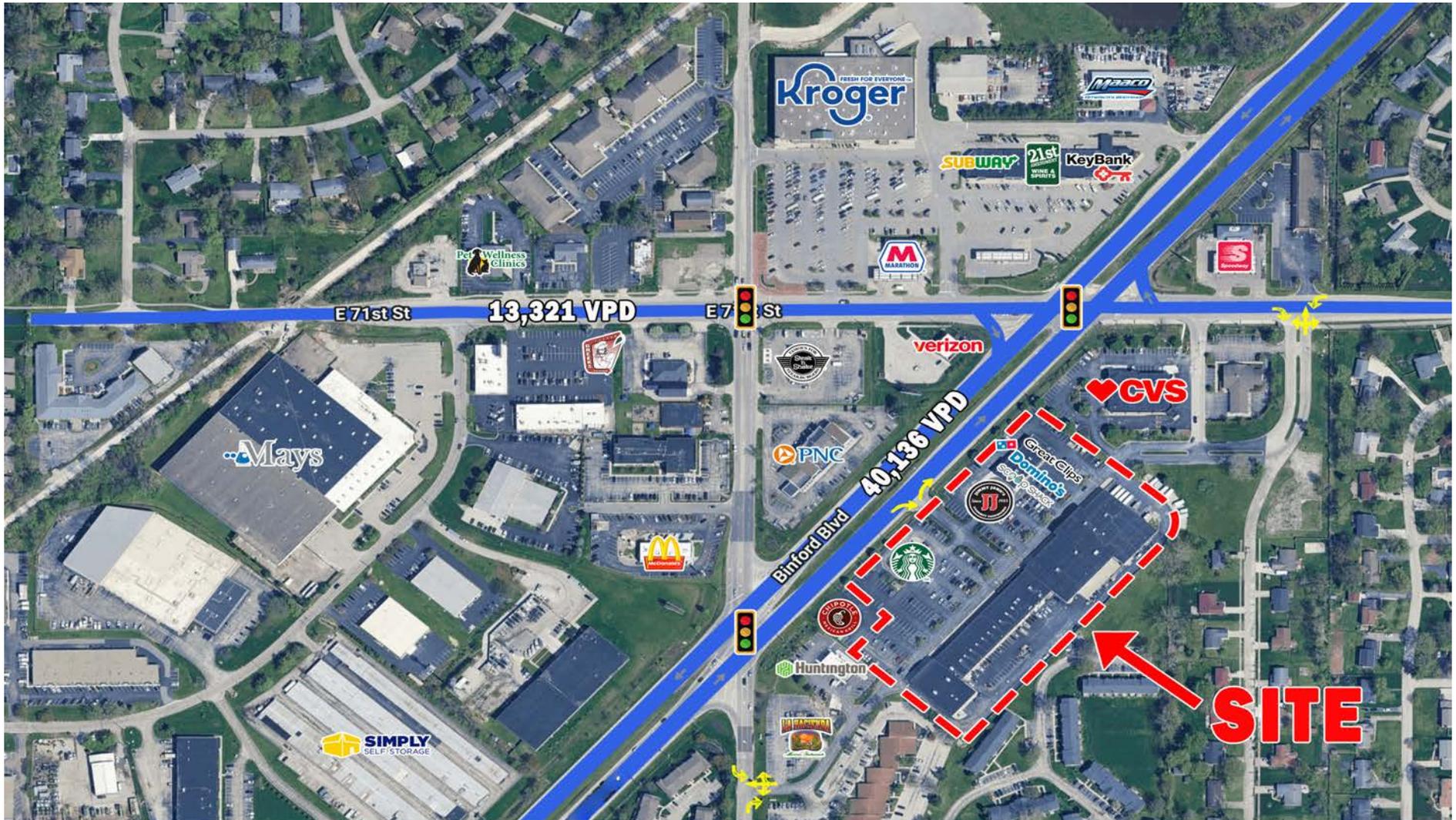
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MARKET  
AERIAL



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ZOOM  
AERIAL



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EXTERIOR  
PHOTOS

