



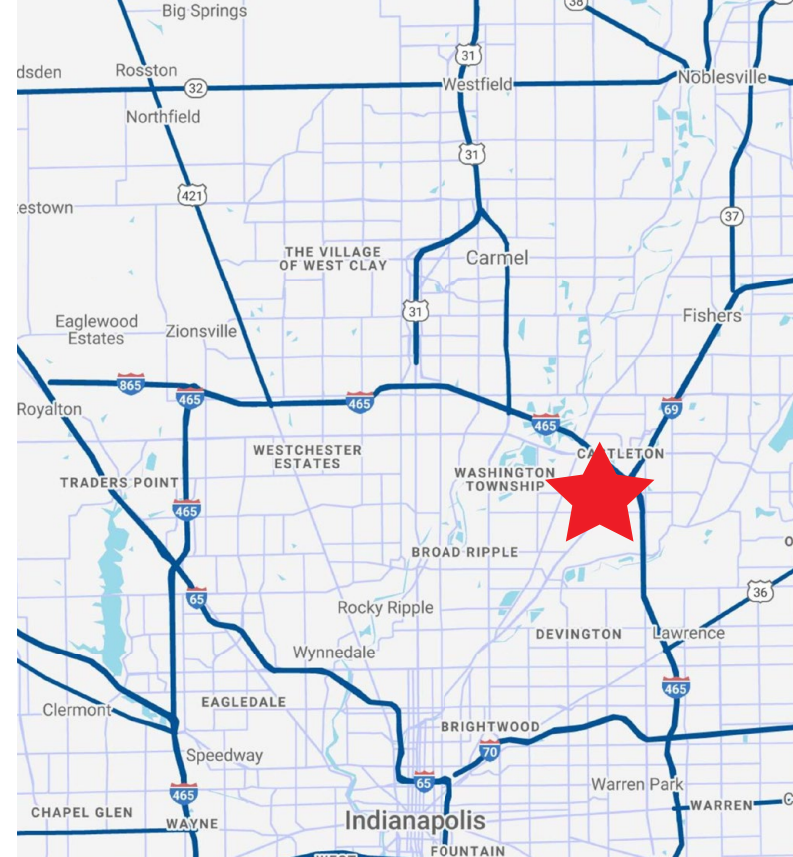
**Avalon Crossing Shopping Center**  
**5,608-10,462 SF Available for Lease**  
**6935 Lake Plaza Dr, Indianapolis, IN 46220**



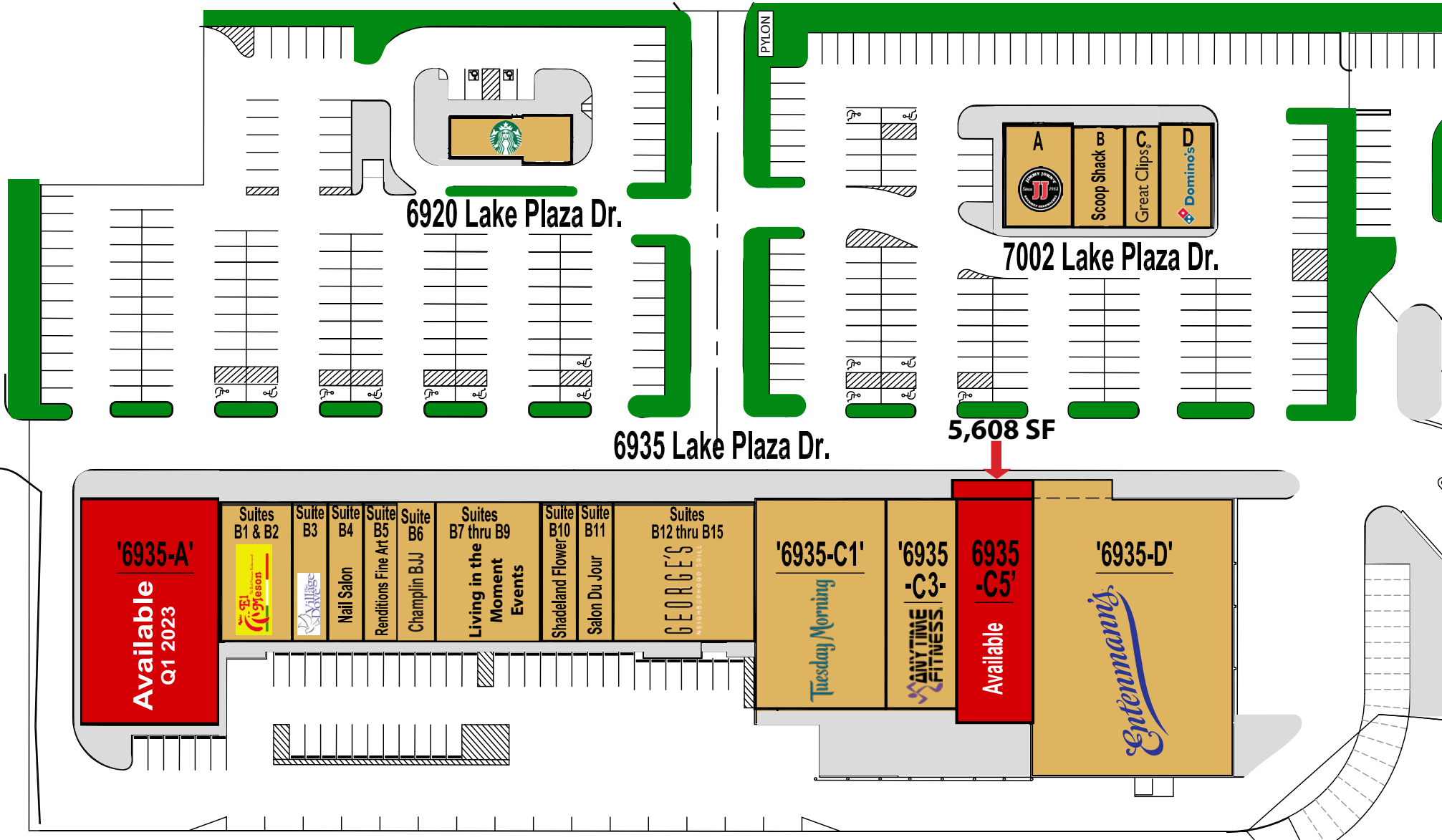
# Property Overview

## Property Highlights

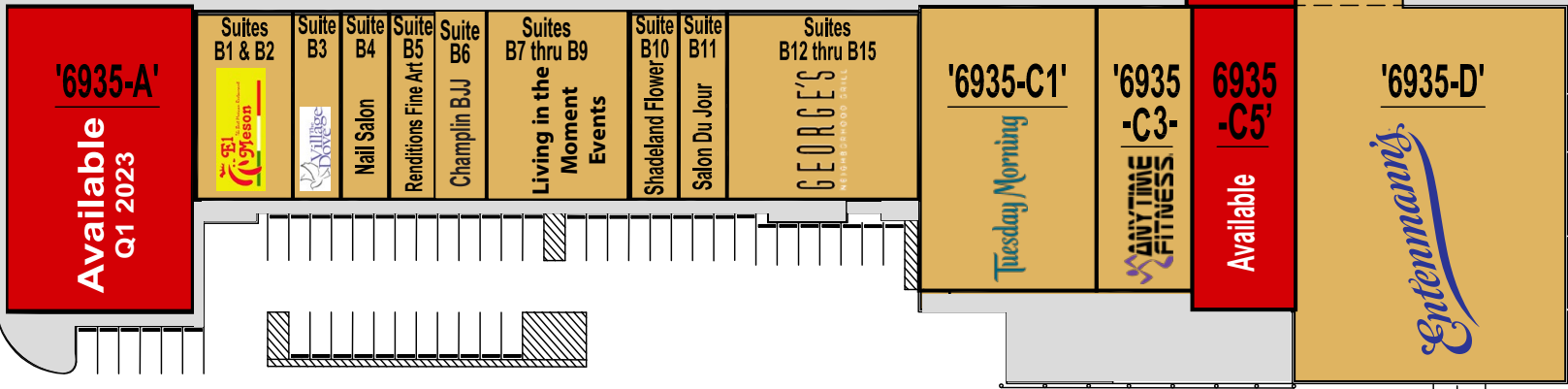
- 5,608 SF Available for Lease (flexible square footage)
- 10,462 Endcap coming available Q1 2023
- Large Pylon Sign
- Excellent exposure to Binford Blvd (40,136 cars per day), a major thoroughfare that converts to I-69
- Multiple access points including two stoplights to Binford Blvd., 71st Street, 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



5,608 SF



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
A	COMING AVAILABLE	10,462 SF	B5	Renditions Fine Art	1,650 SF	B9	Living in the Moment Events	1,600 SF	C1	Tuesday Morning	9,012 SF
B1-B2	El Meson	3,651 SF	B6	Champlin BJJ	1,600 SF	B10	Shadeland Flower	1,600 SF	C3	Anytime Fitness	4,922 SF
B3	Village Dove	1,600 SF	B7	Living in the Moment Events	1,600 SF	B11	Salon Du Jour	1,600 SF	C5	COMING AVAILABLE	5,608 SF
B4	Nail Salon	1,600 SF	B8	Living in the Moment Events	1,442 SF	B12-B15	George's Neighborhood Bar & Grill	6,775 SF	D	Entenmann's	19,172 SF



Kroger

Maaco

SUBWAY

KeyBank

21st AMENDMENT

Pet Wellness Clinics

MARATHON

Speedway

Binford Blvd

11,562 VPD

71st St

verizon

MaysChem

Steak 'n Shake

CVS pharmacy

FIFTH THIRD BANK

PNC

40,136 VPD

Great Clips

Timmy Jones

McDonald's

Starbucks

Stock Yards Bank & Trust

Huntington

BOATWORKS

SIMPLY SELF STORAGE

LA HACIENDA

SITE

Site Aerial

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

**T.J. maxx** **Burlington**  
**HomeGoods** **VALUE CITY FURNITURE**

**JOANN** **LIFETIME** **Ashley**  
**BOB'S FURNITURE** **COSTCO**

Castleton Square **amc**  
**AMC THEATER** **Bassett** **REI**  
**GOLF GALAXY** **DICK'S** **BEST BUY**  
**macy's** **JCPenney**

**Roche**  
 4,000+ Employees

**buybuyBABY**  
**The Container Store**  
**rack**

**CASTLETON SQUARE**  
 A SIMON MALL

**OLD NAVY**  
**LAZ BOY**  
**KOHL'S**  
**ULTA**

**FRESH THYME MARKET**

**Michaels** **ALDI**  
**PET SMART**

**TRADER JOE'S**

**CASTLETON OFFICE PARK**  
 1.1M SF Office Space

**Community Health Network**  
 298 Hospital Beds  
 86,789 Inpatient Days

**Hillside Business Park**  
 445,000 SF

**Lawrence North High School**  
 2,643 Students & Faculty

**Heritage Office Park**  
 335,000 SF

**Heritage Christian School**  
 1,300 Students



**Avalon Crossing**

**STANLEY Security**  
**Kroger**  
 40,136 VPD



Photos



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