

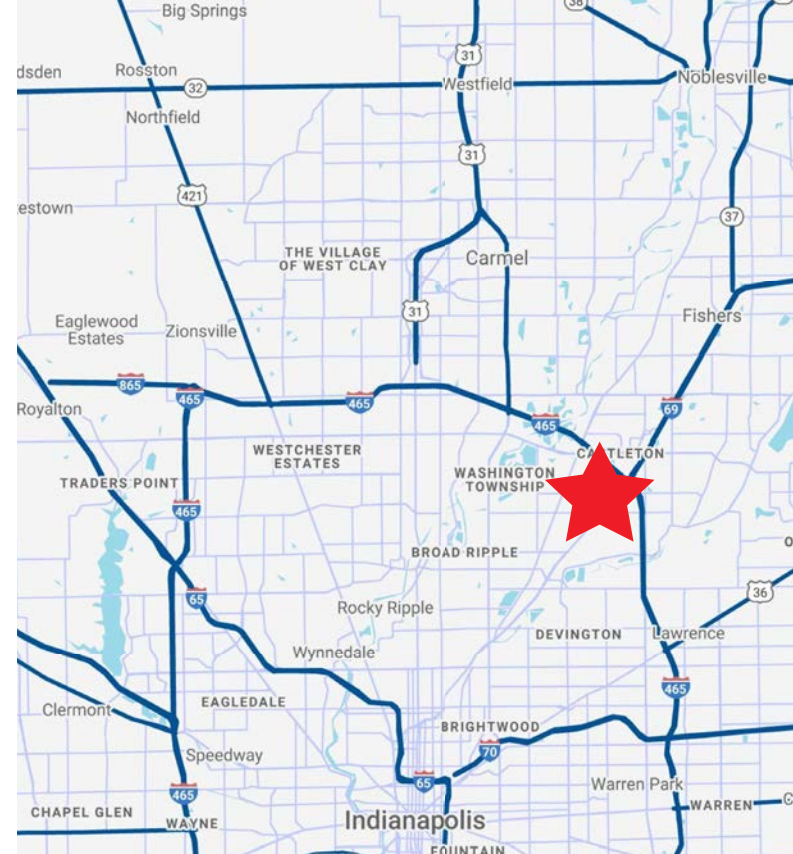


**Avalon Crossing Shopping Center**  
**4,642-9,012-19,172 SF Available for Lease**  
**6935 Lake Plaza Dr, Indianapolis, IN 46220**



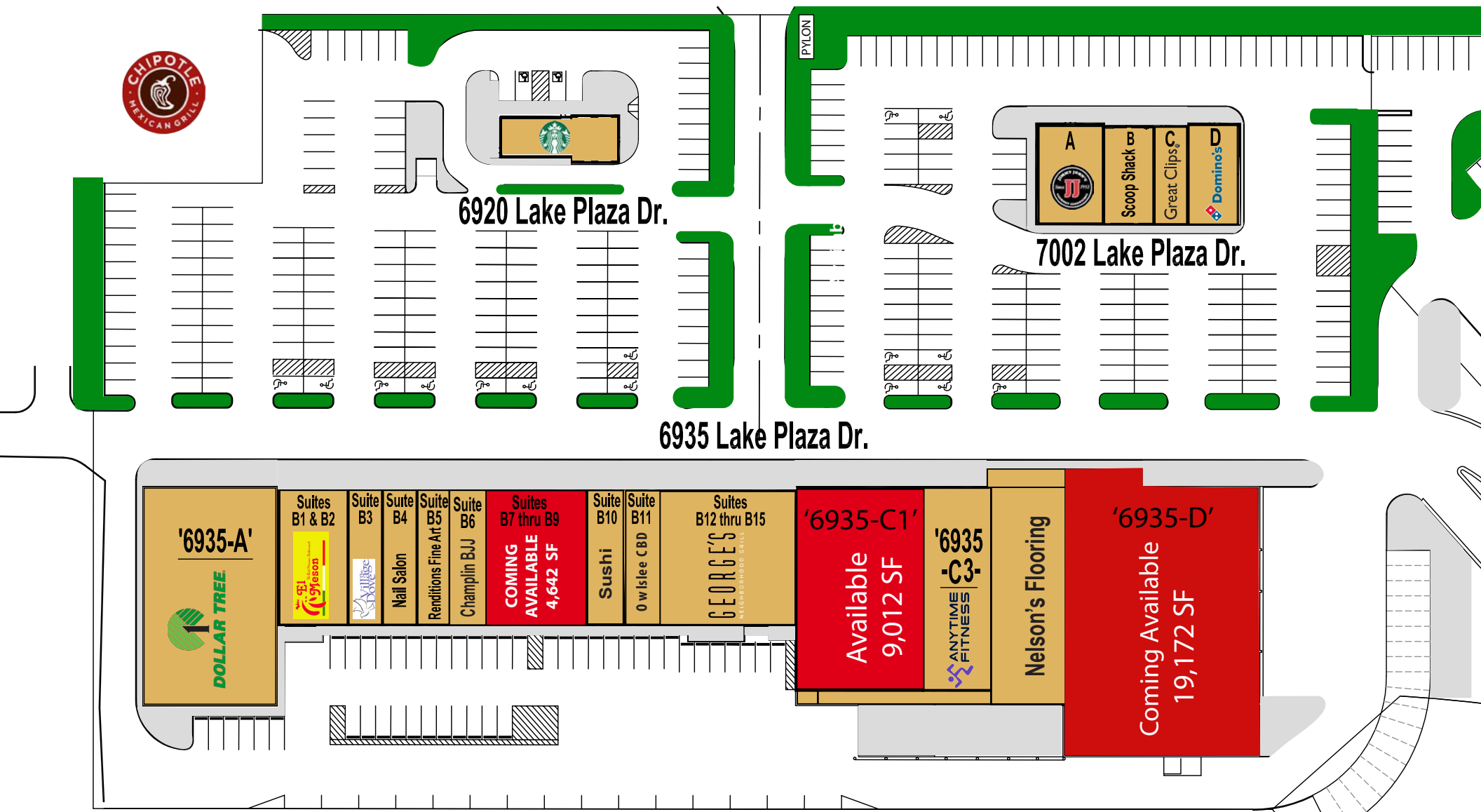


- 4,642 SF, 9,012 SF, and 19,172 SF suites available for lease
- Large Pylon Sign
- Excellent exposure to Binford Blvd (40,136 cars per day), a major thoroughfare that converts to I-69; 0.5 miles from I-465 (169,055 cars per day);
- Multiple access points including two stoplights to Binford Blvd., 71st Street, and Graham Road
- Dynamic trade area supported by strong residential and daytime population
- Nearby establishments include CVS, George'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.



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

# Avalon Crossing | Indianapolis, IN



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	Champlin BJJ	1,600 SF
B7-B9	COMING AVAILABLE	4,642 SF

Suite	Tenant	Size
B9	Living in the Moment Events	1,600 SF
B10	Sushi	1,600 SF
B11	Owlslee CBD	1,600 SF
B12-B15	George's Neighborhood Bar & Grill	6,775 SF

Suite	Tenant	Size
C1	AVAILABLE	9,012 SF
C3	Anytime Fitness	4,922 SF
C5	Nelson's Flooring	5,608 SF
D	AVAILABLE	19,172 SF





Kroger

Maaco  
America's body shop

SUBWAY

KeyBank

21st  
AMENDMENT

Pet Wellness  
Clinics

M  
MARATHON

Speedway

Binford Blvd

71st St

11,562 VPD  
verizon

40,136 VPD

Great Clips

STEAK 'N Shake  
JJ  
Domino's  
Pizza

M  
MaysChem

PNC

McDonald's

Starbucks

CHIPOTLE  
MEXICAN GRILL

Huntington

NO BOATWORKS

SIMPLY  
SELF STORAGE

LA RACINADA

SITE

Site Aerial



The Fashion Mall at Keystone  
POTTERY BARN Crate&Barrel  
west elm RH  
Apple lululemon URBAN OUTFITTERS  
Nordstrom

TJ-MAXX Burlington  
HomeGoods VALUE CITY FURNITURE

JOANN LIFETIME Ashley  
BOB'S DISCOUNT FURNITURE COSTCO WHOLESALE

Castleton Square AMC  
Bassett REI  
GOLF GALAXY DICK'S SPORTS BEST BUY  
macy's JCPenney

Roche  
4,000+ Employees

145,976 VPD

(162,317 VPD)

buybuyBABY  
The Container Store  
rack

CASTLETON SQUARE  
A SHOPPING MALL

Michael's ALDI  
PETSMART

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

STANLEY Security  
Kroger

Avalon Crossing



40,136 VPD

Market Aerial





Photos



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