Avalon Crossing Shopping Center

1,442 – 6,242 SF Available for Lease

6935 Lake Plaza Dr, Indianapolis, IN 46220

A MEMBER OF VERITAS CHAINLINKS RETAIL ADVISORS

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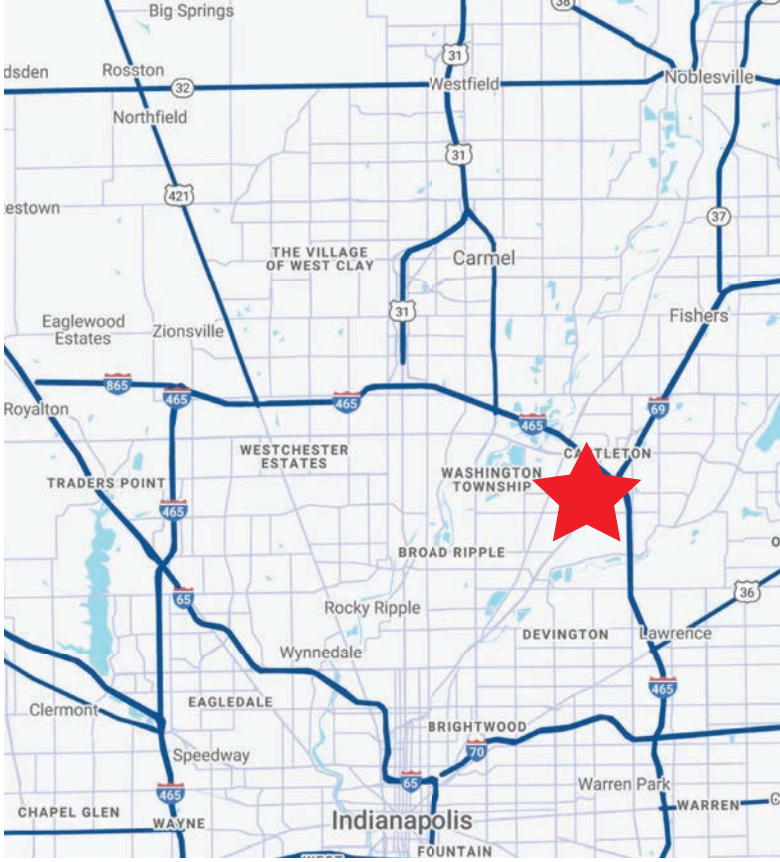
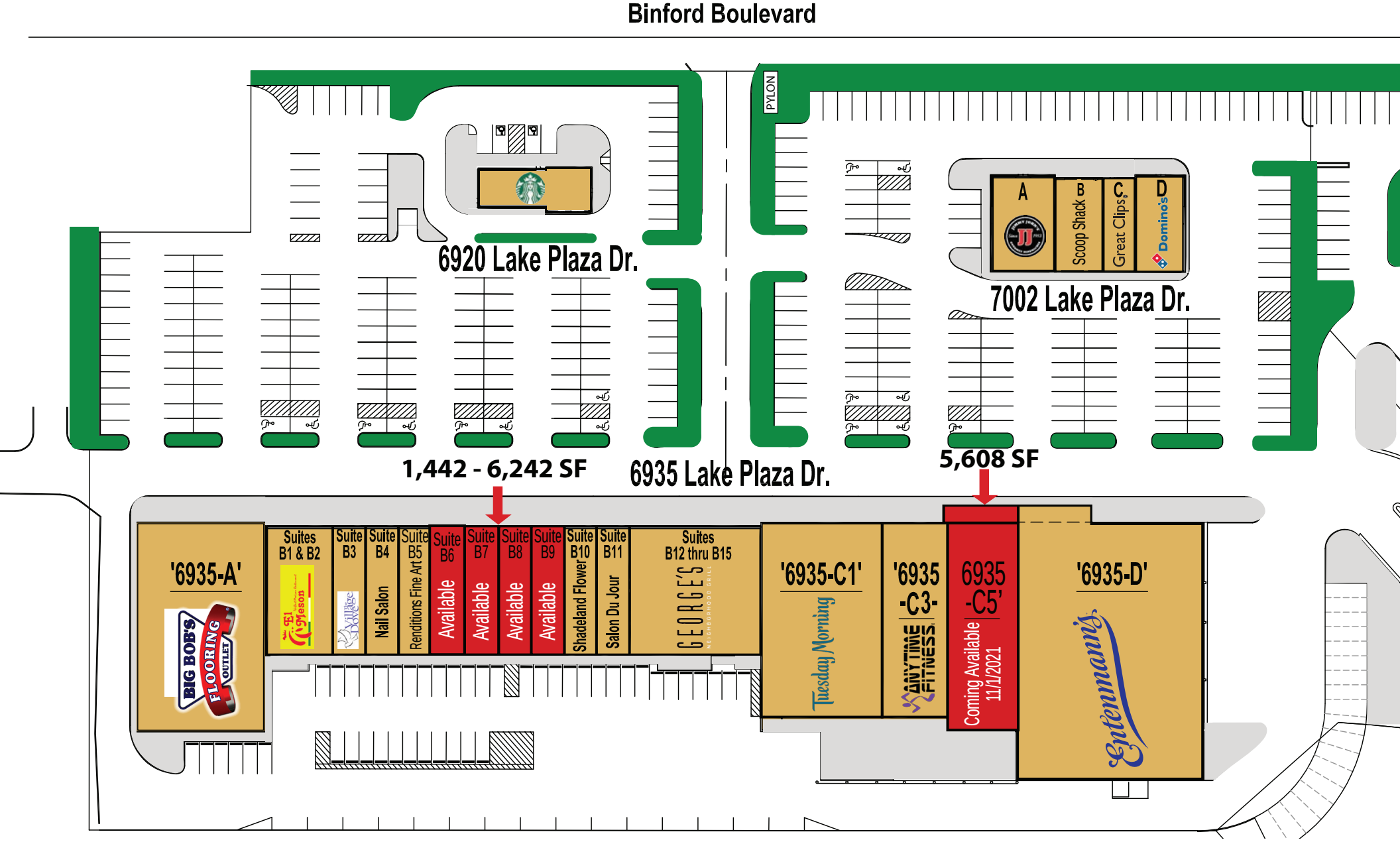
Property Overview

Property Highlights

- 1,442 – 6,242 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	AVAILABLE	1,600 SF
B8	AVAILABLE	1,442 SF

Suite	Tenant	Size
B9	AVAILABLE	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

Site Plan

Kroger
Maaco
SUBWAY
KeyBank
21st AMENDMENT
Binford Blvd
Pet Wellness Clinics
MARATHON
Speedway
11,562 VPD
verizon
71st St
Steak 'n Shake
CVS pharmacy
FIFTH THIRD BANK
MaysChem
PNC
40,136 VPD
Great Clips
JIMMY JOHN'S
Domino's Pizza
Stock Yards Bank & Trust
Huntington
N3 BOATWORKS
SIMPLY SELF STORAGE
LA HACIENDA
SITE

Site Aerial

Market Aerial

STARBUCKS COFFEE
STARBUCKS COFFEE
We're Open

BIMBO

FLOORING DISTRICT

JIMMY JOHN'S
FOR LEASE

Photos

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