Stanfield Crossing | Multi-Tenant Building with Drive-thru
1,200 - 6,815 SF Available for Lease on Rockville Road

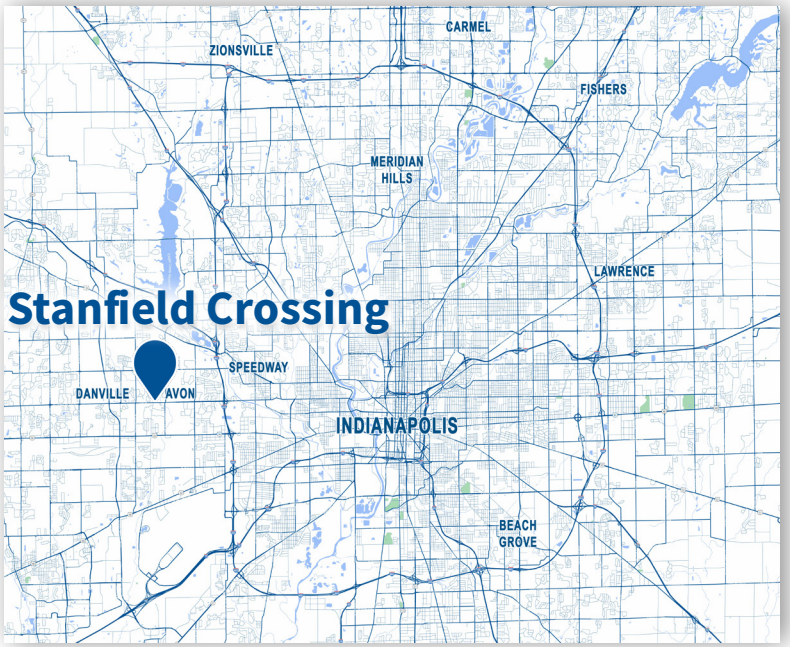
VERITAS REALTY

6917 US Hwy 36, Avon, IN 46123



PROPERTY HIGHLIGHTS:

- 1,200-6,815 SF available for lease
- Improved site with utilities and drainage in place
- Ideally located at the intersection of Rockville Rd. (30,682 VPD) and Avon Ave (13,874 VPD) with grocery and QSR synergy
- Surrounded by Avon schools with a total of 7,063 students within 1.8 miles of the site
- Located on the west side of Avon, this site attracts residents from both Avon (3.5% annual growth rate) and Danville (2.5% annual growth rate)
- Rockville Rd. serves as the primary retail corridor connecting Danville and Avon to Indianapolis and I-465; Avon Ave. serves as a primary north/south corridor



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population:	6,600	23,616	50,896
Proj. Annual Growth Rate	1.3%	1.4%	1.5%
Average HH Income	$122,061	$142,655	$137,439
Daytime Popoulation	6,900	13,104	26,015

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FOR LEASE

www.VeritasRealty.com

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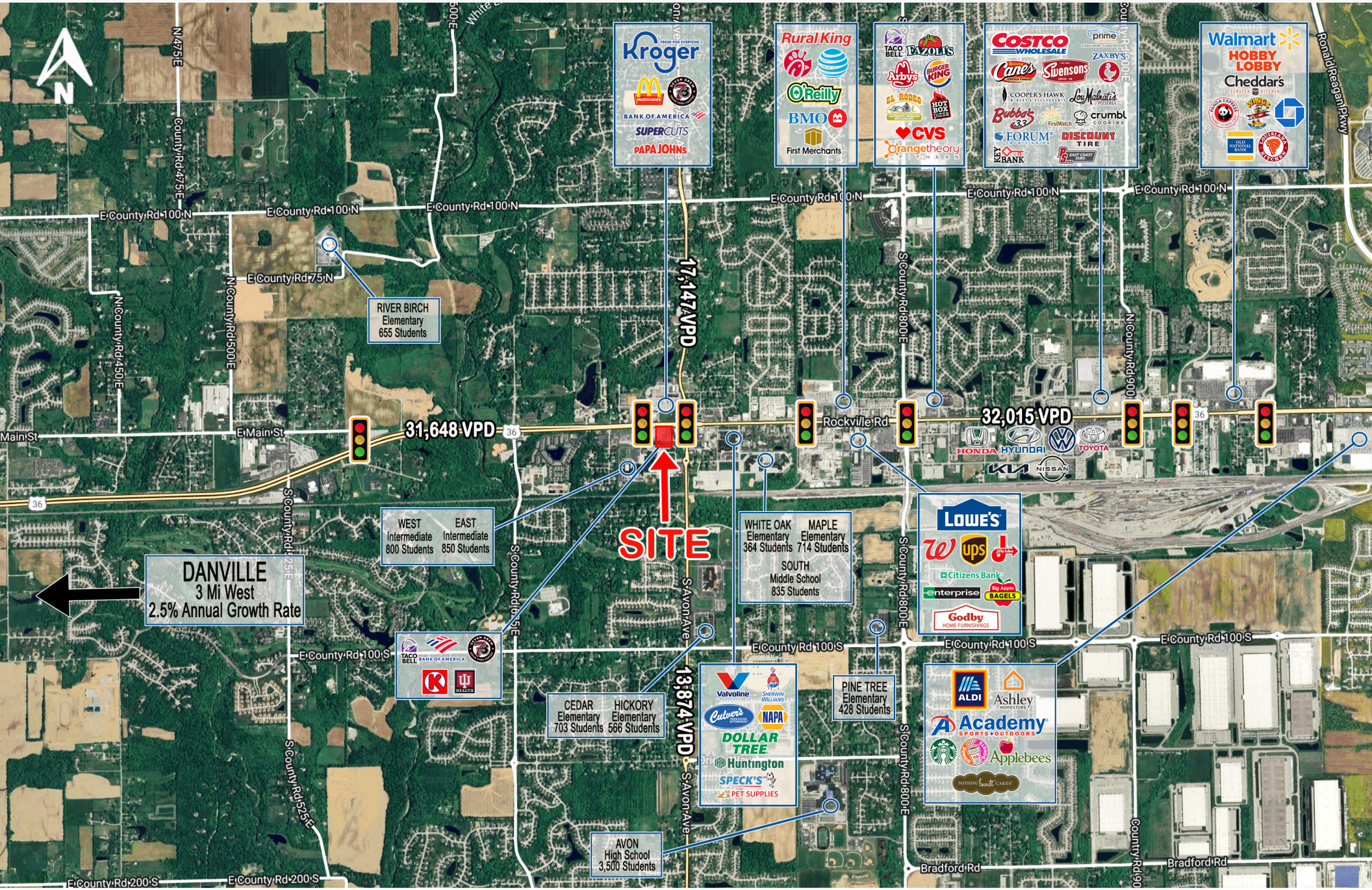
MARKET AERIAL



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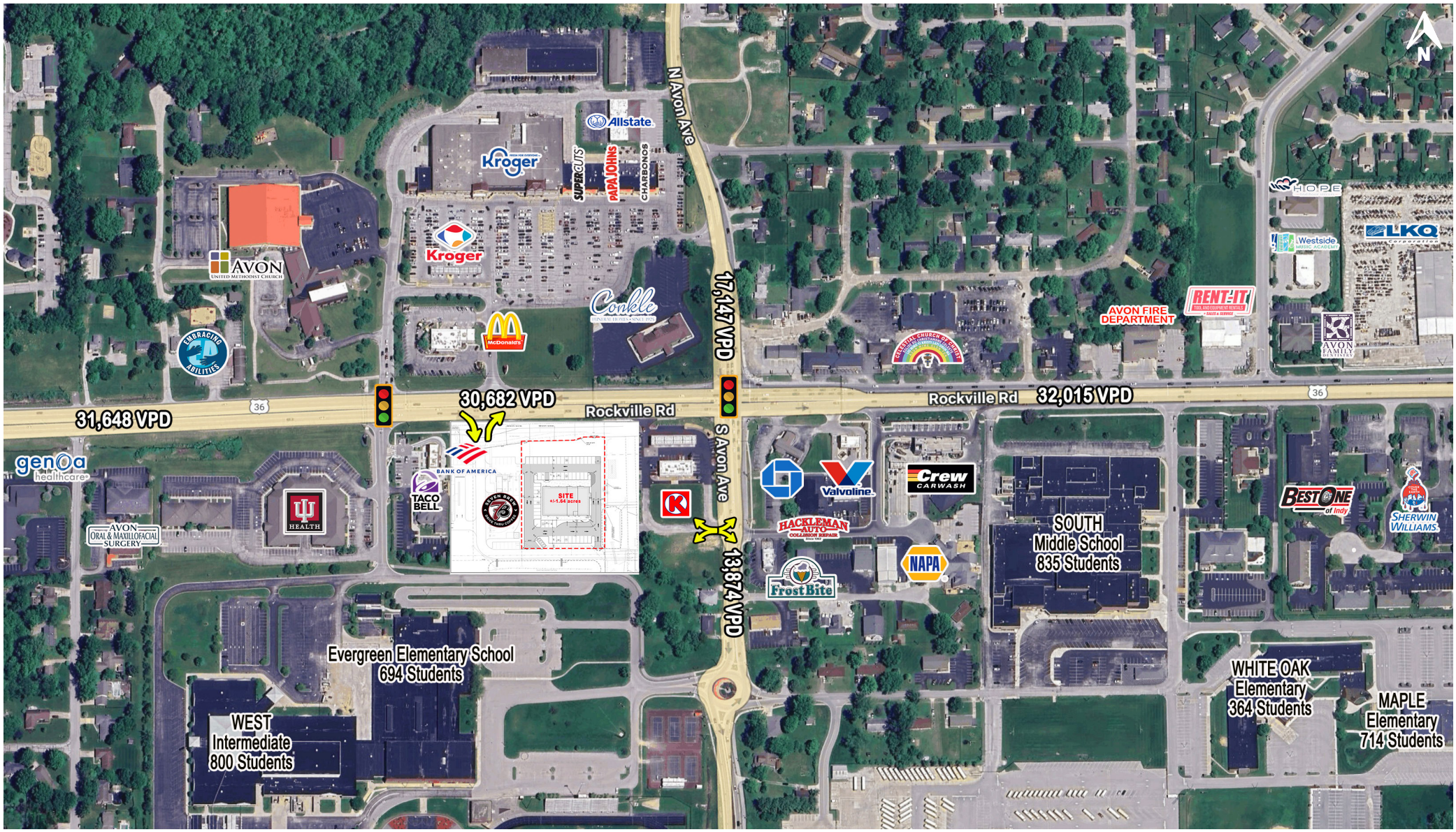
ZOOM AERIAL



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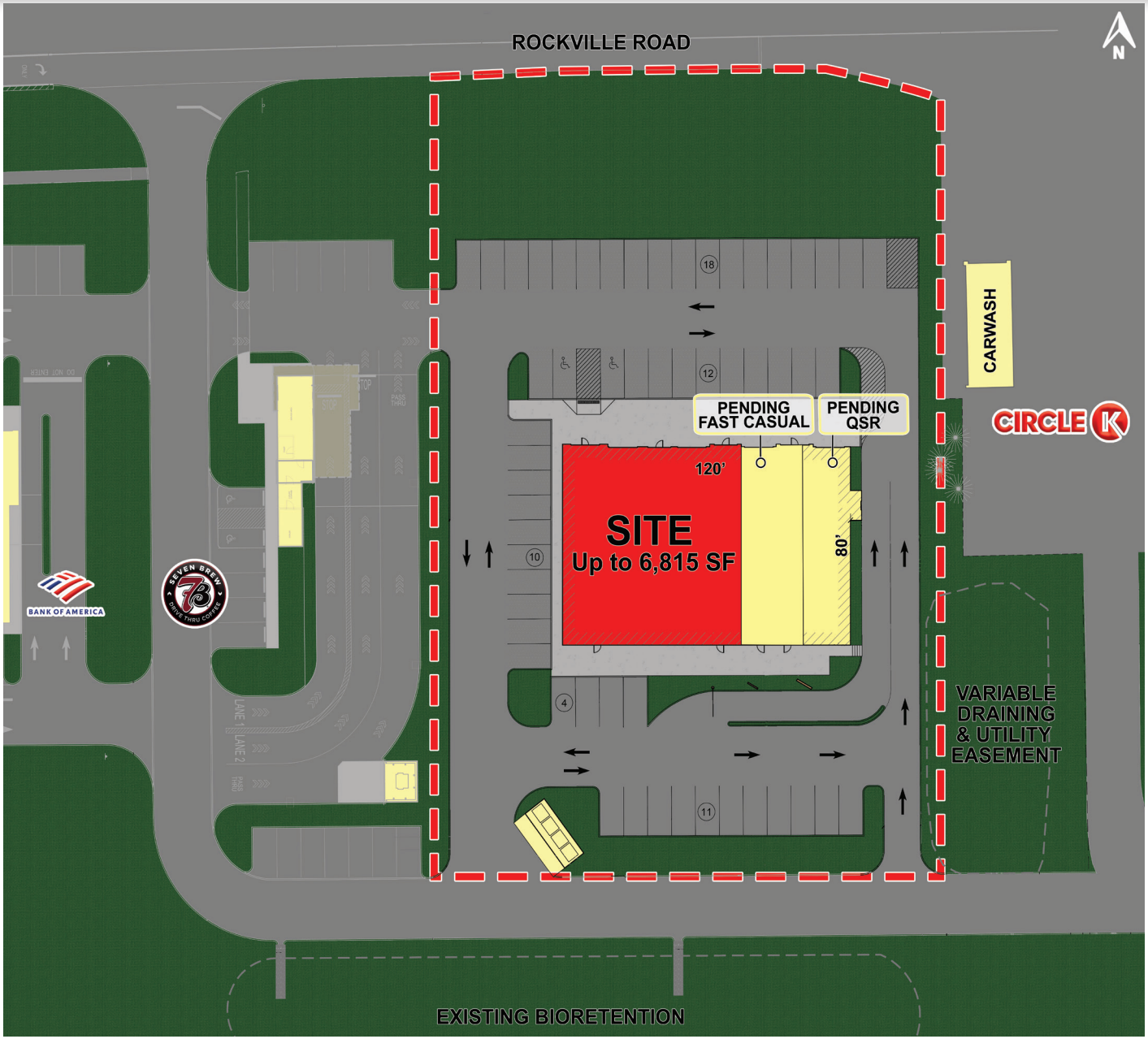
SITE PLAN



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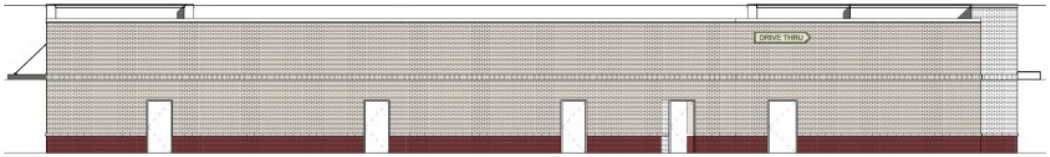
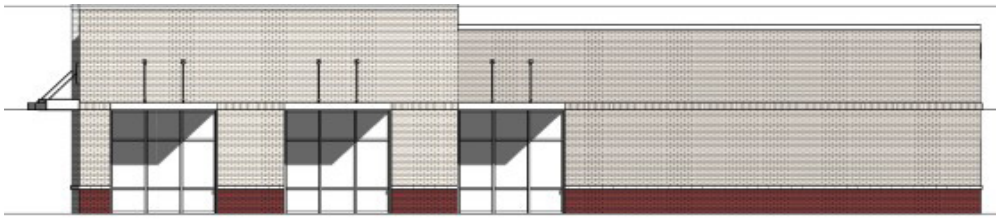
RENDERINGS

SOUTH ELEVATION

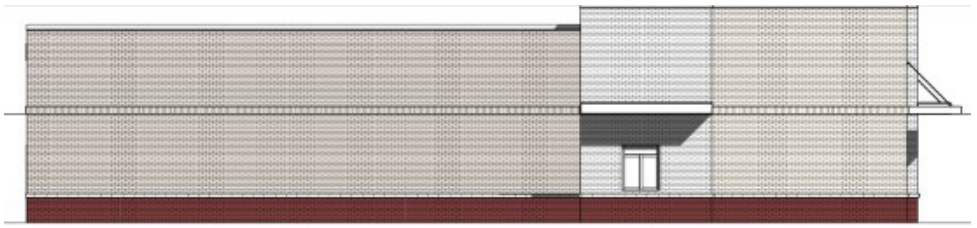


WEST ELEVATION





NORTH ELEVATION



EAST ELEVATION

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