



# OUTLOT AVAILABLE

## RETAIL/COMMERCIAL LAND | .84± SF ACRES

Marion County // 8353 Rockville Road // Indianapolis, IN 46234

HARD CORNER OPPORTUNITY

ROCKVILLE ROAD/US 36

**AVAILABLE**  
.84± ACRES

COUNTRY CLUB ROAD



INDIANAPOLIS  
MARION COUNTY

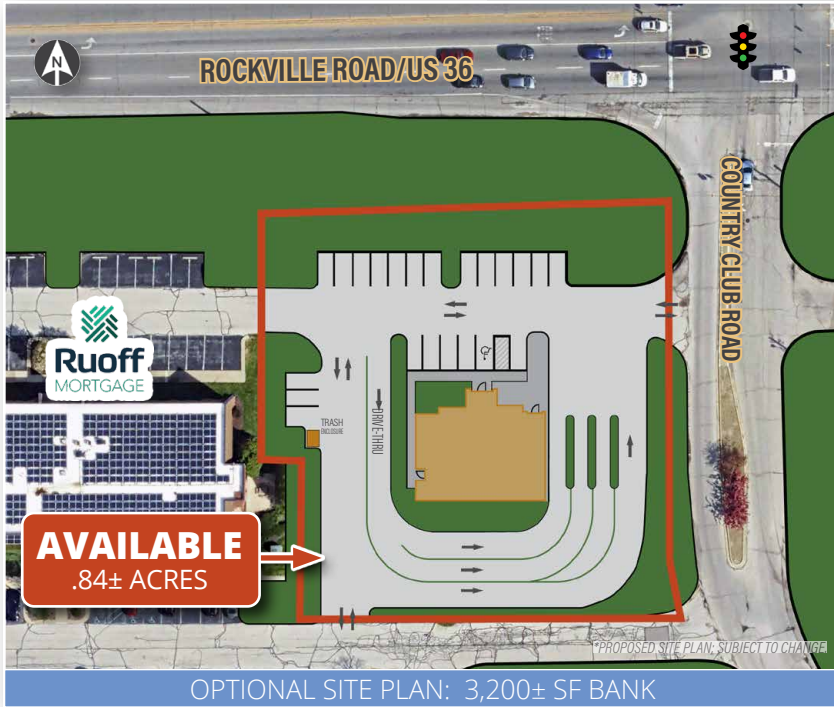
COMMERCIAL REAL ESTATE

# OUTLOT AVAILABLE RETAIL/COMMERCIAL LAND | .84± SF ACRES

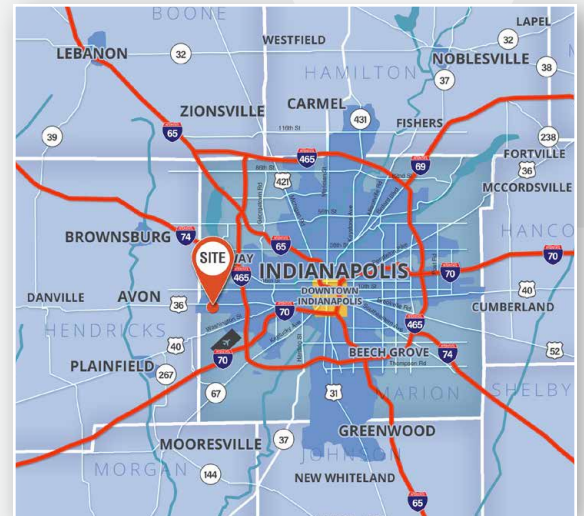
Marion County // 8353 Rockville Road // Indianapolis, IN 46234

GREAT LOCATION ON THE WAY TO AVON

## PROPERTY FEATURES:



- **RETAIL/COMMERCIAL OUTLOT AVAILABLE: .84± ACRES** at the SWC of Rockville Road (US 36) & Country Club Road.
- Shared access with Ruoff Mortgage offices
- Zoned C1 (rezone available)
- Adjacent to GetGo Gas/Convenience store and across from Kroger anchored shopping center.
- Site plan is configured for possible 3,200 SF bank with drive-thru. Other ideal tenants include freestanding retail/retail center, or QSR restaurant with drive-thru.
- Site is located approximately 2 miles west of I-465 and 1 mile east of Avon town limits, less than 2 miles west to Ronald Reagan Pkwy.
- Rockville Road (US 36) is a major east-west thoroughfare with consistently high traffic counts of 38,686 AADT nearest intersection with Country Club Road.
- Area big box tenants west of site on the Rockville Road corridor include: Target, Meijer, Menards, Fresh Thyme, Hobby Lobby, Walmart Supercenter, Aldi, Academy Sports, Ashley Furniture, At Home, Marshalls, HomeGoods, Big Lots, Dicks, Ulta, JoAnn, PetSmart, and Costco in addition to numerous other national and regional retailers and restaurateurs.



**SCOTT LINDENBERG CCIM // 317.506.7885 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // [reliantpartners.us](http://reliantpartners.us)

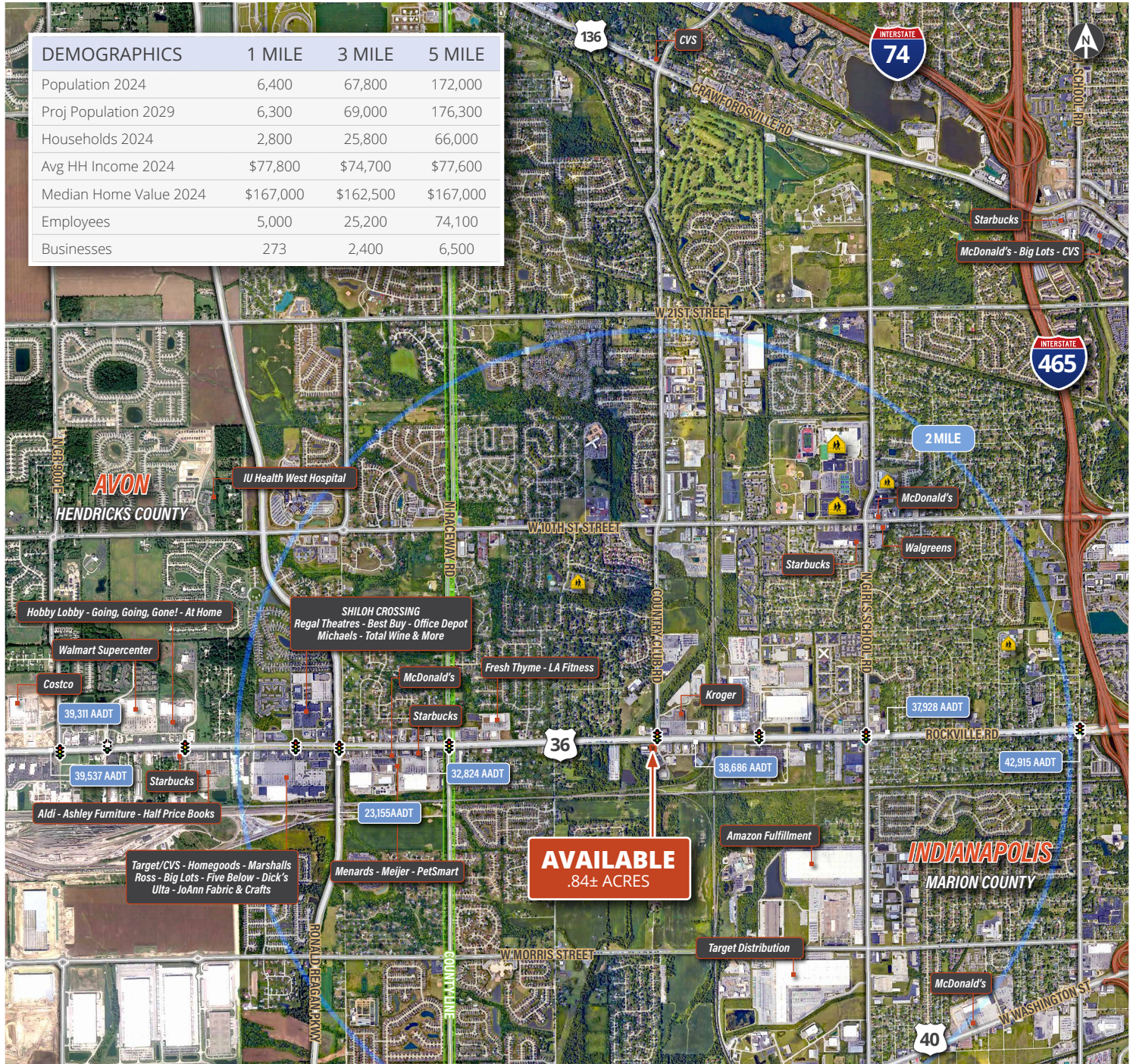


# OUTLOT AVAILABLE RETAIL/COMMERCIAL LAND | .84± SF ACRES

Marion County // 8353 Rockville Road // Indianapolis, IN 46234

STRONGLY CONSISTENT TRAFFIC COUNTS

TRADE AERIAL:



**SCOTT LINDENBERG CCIM // 317.506.7885 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // [reliantpartners.us](http://reliantpartners.us)

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.