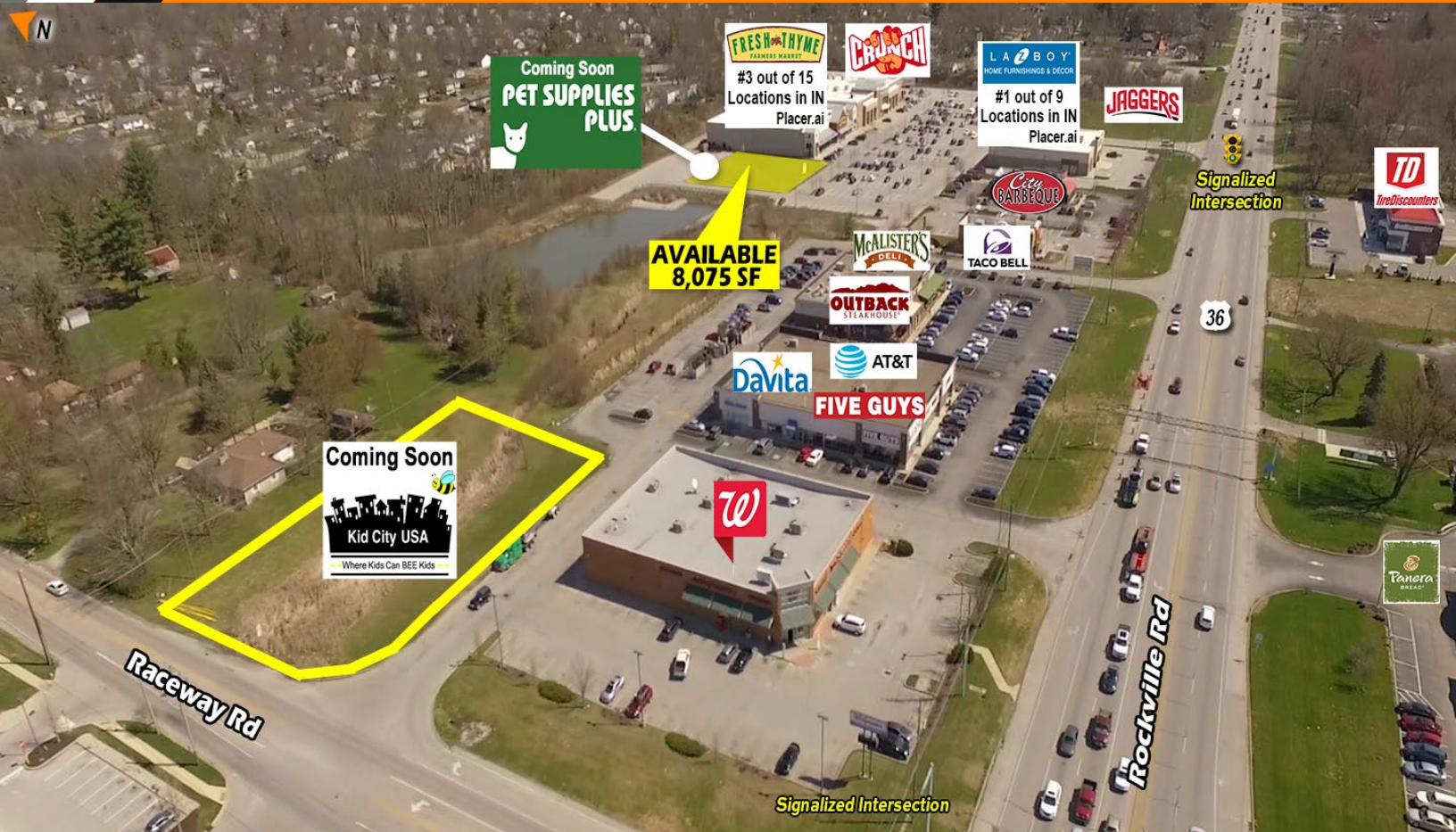


FOR LEASE

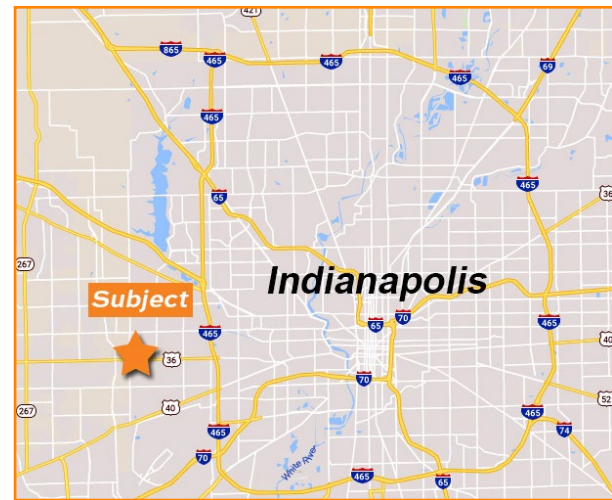
GROCERY ANCHORED CENTER

9030 Rockville Road | Avon, IN 46234



PROPERTY SUMMARY

- + Available: Multi-Tenant Inline Space: ± 8,075 SF Divisible
 - 43 dedicated parking spaces
- + COMING SOON:
 - Crunch Fitness
 - Pet Supplies Plus
 - Kid City USA
- + The front door to Avon/West Indy
- + Additional site benefits
 - Pylon signage available along Rockville Rd (45K VPD)
 - Raceway Market Centre drew a combined 1.4MM visits over previous 12 month period (placer.ai)



TRAFFIC COUNTS

STREET	ADT
Rockville Road	45,575
Raceway Road	16,703

Information deemed reliable, but not guaranteed. Subject to change without notice.

Jon Jurhs
Broker | Principal
317.436.9700
jon@theCREpros.com

metaCRE

James Cloud
Broker
317.436.9700
james@theCREpros.com

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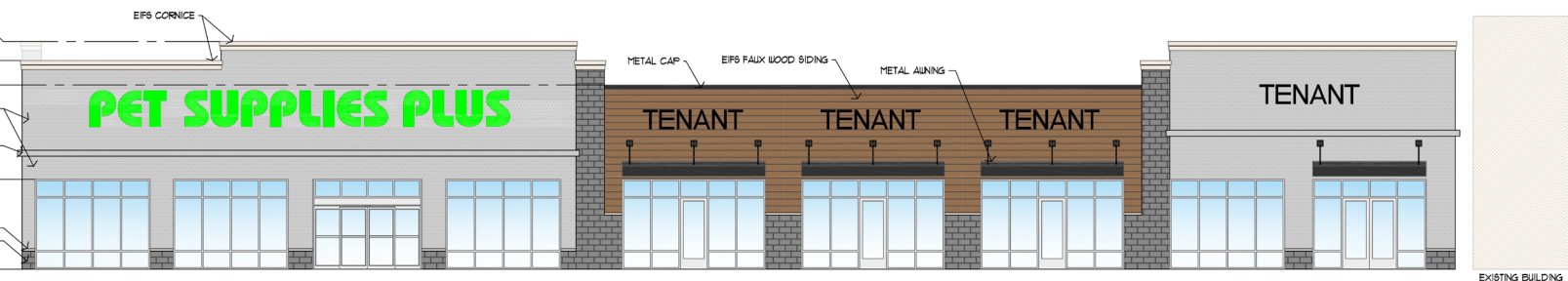
AVON TRADE AREA DEMOGRAPHIC SUMMARY

- + Unprecedented Growth

 - 41% 10yr Job Growth
 - 19% higher than National
- + Median Household Income

 - \$113,509
 - 29% higher than national average
- + Population Growth:

 - up 3.5% Y.Y
 - up 15% since 2020



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Information deemed reliable, but not guaranteed. Subject to change without notice.

metaCRE

Thomas English
Retail Real Estate

Owner | Developer

FOR LEASE

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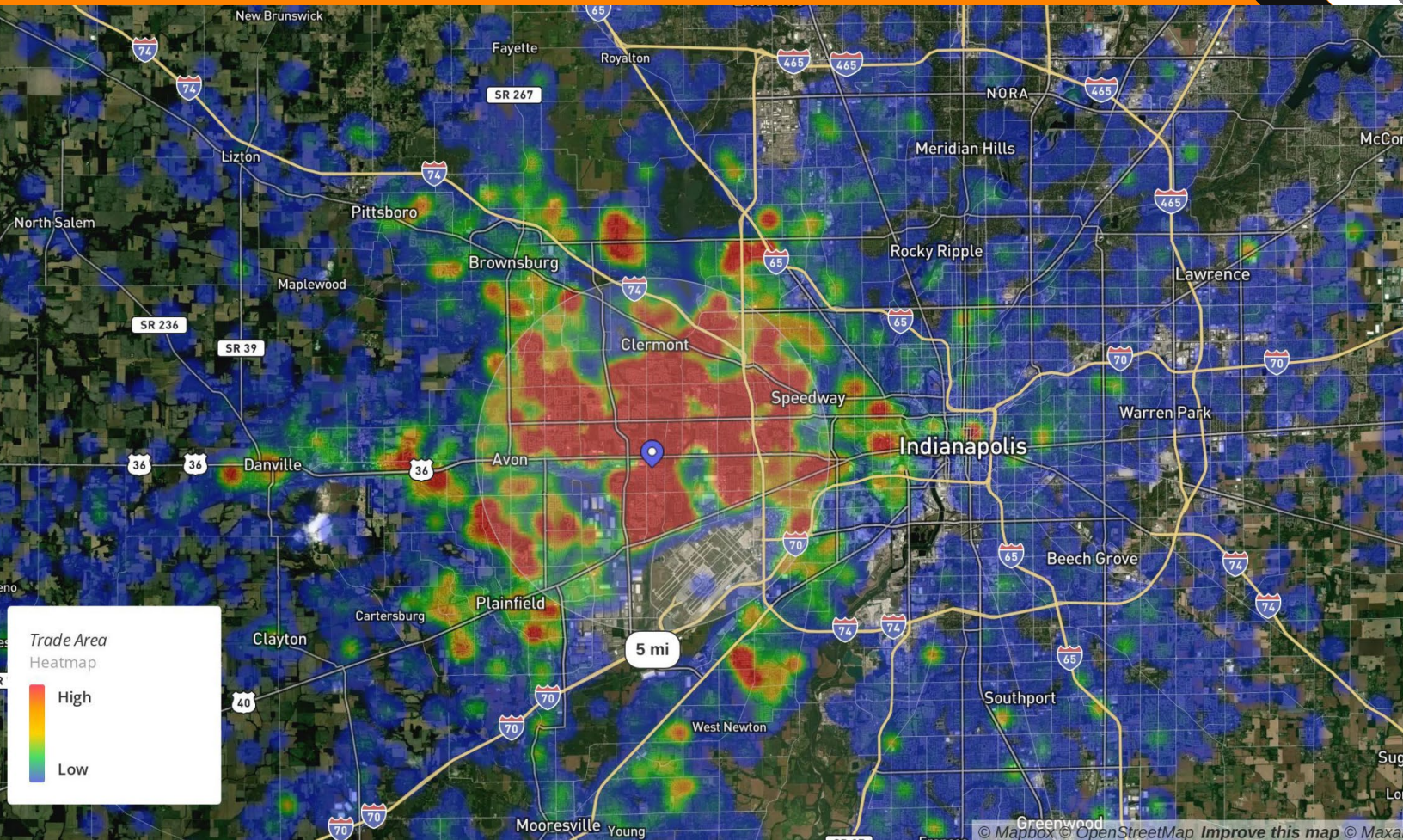
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,875	64,205	166,200
Est. Average HH Income	\$95,281	\$102,646	\$96,077
Est. Households	2,625	24,647	66,137
Daytime Population	3,140	21,272	66,421

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