



PREMIER COMMERCIAL
REAL ESTATE SERVICES



TCN
WORLDWIDE
REAL ESTATE SERVICES

ACREAGE

+/- 3.77 AC

SALE PRICE

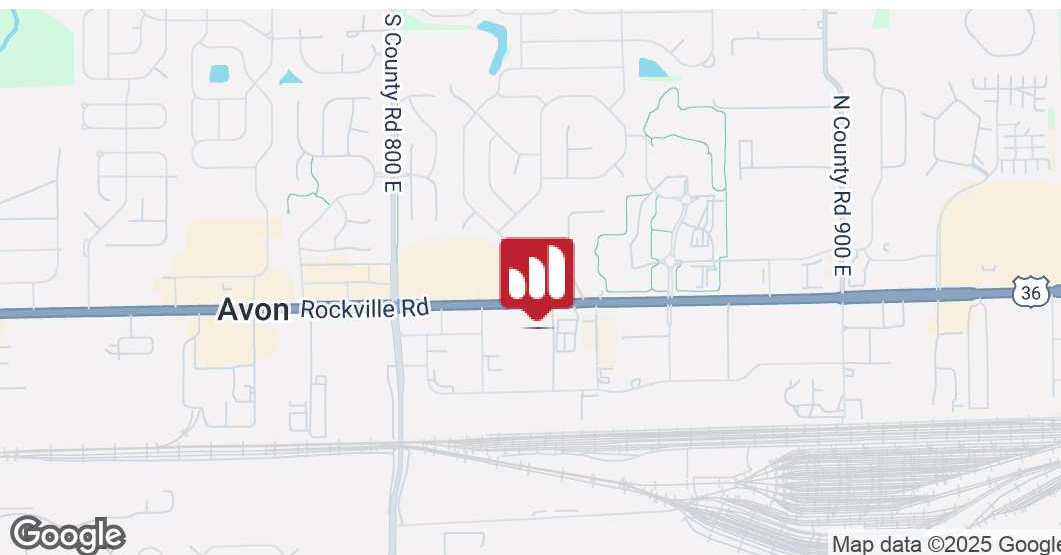
SUBJECT TO OFFER

PROPERTY HIGHLIGHTS

- +/- 3.77 AC for sale in Avon, Indiana
- Pylon signage opportunity available
- Prime visibility
- C-2 Zoning - General Commercial
- Utilities ready on-site
- High Traffic Location: 49,930 vehicles per day on US Highway 36

FOR SALE

**8339 E US
HIGHWAY 36**
Avon, IN 46123



DAVID HANNON

O: 317.454.7171 | C: 317.753.2253
dhannon@premiercres.com

BRIAN HANNON

O: 317.454.7171 | C: 317.607.5965
bhannon@premiercres.com

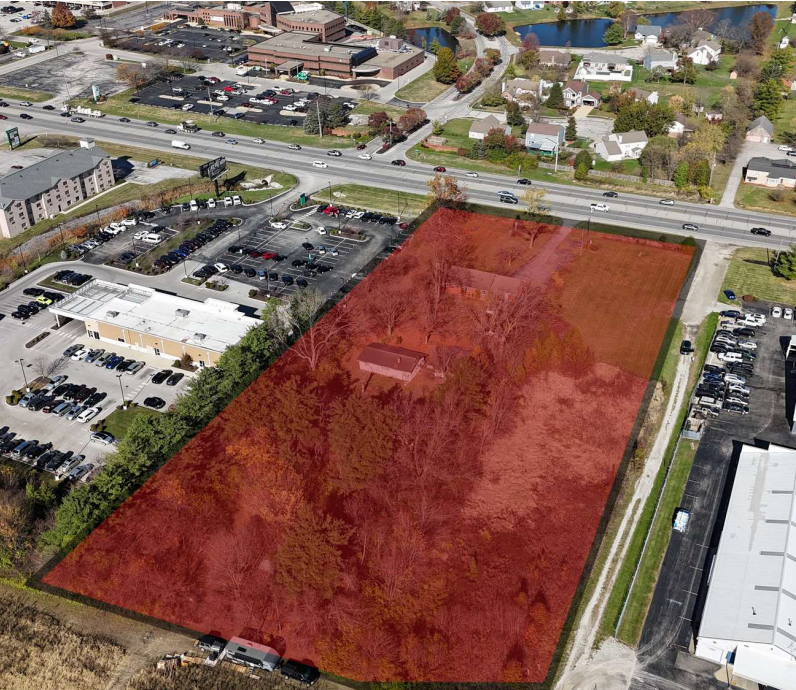
Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2024, Premier Commercial Real Estate Services, LLC

8339 E US HIGHWAY 36

Avon, IN 46123

FOR SALE



PROPERTY DESCRIPTION

Development or build-to-suit opportunity off US Highway 36/Rockville Road in Avon, Indiana. Perfect for office, retail, medical, senior living, hospitality, or entertainment. Ideal location & visibility.

LOCATION DESCRIPTION

Discover the prime investment potential of the Avon, IN area, where your next development or build-to-suit venture awaits. Situated strategically along US Highway 36, the location offers excellent visibility & accessibility. Within close proximity, the bustling Avon retail district provides a range of dining, shopping, & entertainment options, ensuring a vibrant atmosphere for potential lessees &/or employees. With established businesses, medical facilities, & residential neighborhoods nearby, the area offers a strong foundation for long-term success. Don't miss the opportunity to claim your stake in this thriving commercial hub.



DAVID HANNON

O: 317.454.7171 | C: 317.753.2253
dhannon@premiercres.com

BRIAN HANNON

O: 317.454.7171 | C: 317.607.5965
bhannon@premiercres.com

8339 E US HIGHWAY 36

Avon, IN 46123

FOR SALE



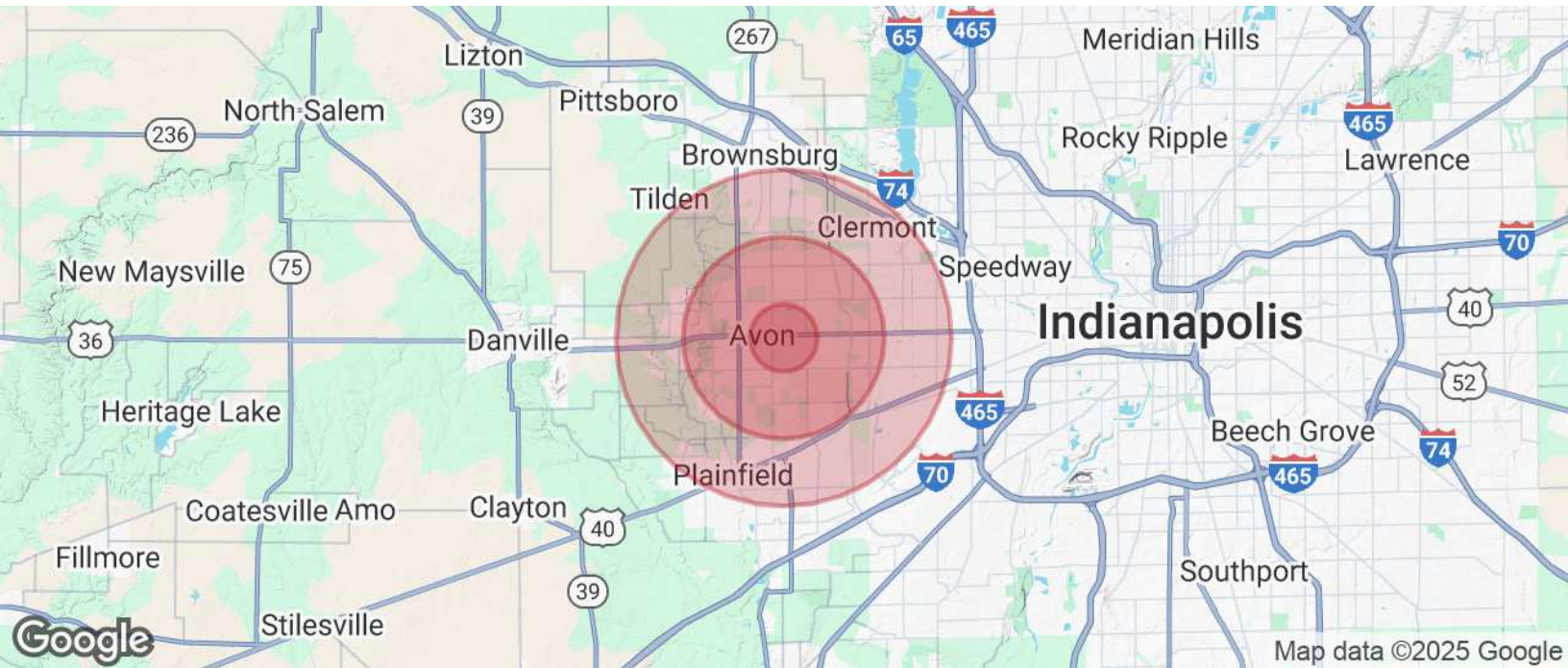
DAVID HANNON **BRIAN HANNON**
 O: 317.454.7171 | C: 317.753.2253 O: 317.454.7171 | C: 317.607.5965
 dhannon@premiercres.com bhannon@premiercres.com

Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

8339 E US HIGHWAY 36

Avon, IN 46123

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,082	55,875	135,385
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,312	19,984	51,172
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$122,765	\$126,159	\$114,739
Average House Value	\$255,877	\$284,634	\$272,353

Demographics data derived from AlphaMap

DAVID HANNON

O: 317.454.7171 | C: 317.753.2253
dhannon@premiercres.com

BRIAN HANNON

O: 317.454.7171 | C: 317.607.5965
bhannon@premiercres.com