

10654 E US Hwy 36

Avon, IN



Property Information

Positioned at one of Avon's most dynamic intersections, this new retail development offers high visibility and easy access along US-36 (Rockville Road) — the region's dominant retail corridor. Located directly across from Menards, the site benefits from exceptional traffic counts, strong regional anchors, and affluent residential growth throughout Hendricks County.

- + Total SF: 29,397
- + 15,000 SF Available For Lease
- + Premier Retail Location: Situated at Rockville Road drawing over 40,000 vehicles per day
- + Regional Retail Trade Area: Surrounded by major anchors including Menards, Walmart, Target, Lowe's, Hobby Lobby, and Costco (under construction)
- + New Construction: Flexible inline and outlot opportunities available for restaurant, coffee, medical, and daily-needs retail
- + Strong Demographics: Over 60,000 residents within 3 miles with average household incomes exceeding \$100,000
- + High-Growth Market: Avon continues to experience rapid residential and commercial expansion fueled by strong schools and convenient connectivity to I-70 and Indianapolis International Airport
- + Inline retail spaces: 1,200–5,000 SF
- + Ideal for restaurants, coffee, medical, salon/spa, fitness, and service retail

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	7,207	61,352	161,963
Households	2,701	22,850	63,805
Household Income	\$89,049	\$102,229	\$98,595
Daytime Population	9,494	58,152	151,017

Traffic Counts

	VPD
Ronald Reagan Parkway	23,201
Rockville Rd (US 36)	39,390/41,190

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For Lease



Contact Us

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