

# Raceway Crossing

*Avon, Indiana*

## PROPERTY HIGHLIGHTS

- Raceway Crossing is located at the northwest corner of U.S. 36/Rockville Road in Avon, Indiana.
- Avon is a rapidly expanding suburb west of Indianapolis.
- Access from Rockville Road and Raceway Road.
- Signalized intersection.
- Highly visible with frontage on Rockville Road.
- Easy access.
- GLA: 27,211
- MSA: Indianapolis, IN
- Key Tenants are Massage Envy, Athletico Physical Therapy, Qdoba, Sola Salons and The Joint Chiropractic.

## LEASING CONTACT:

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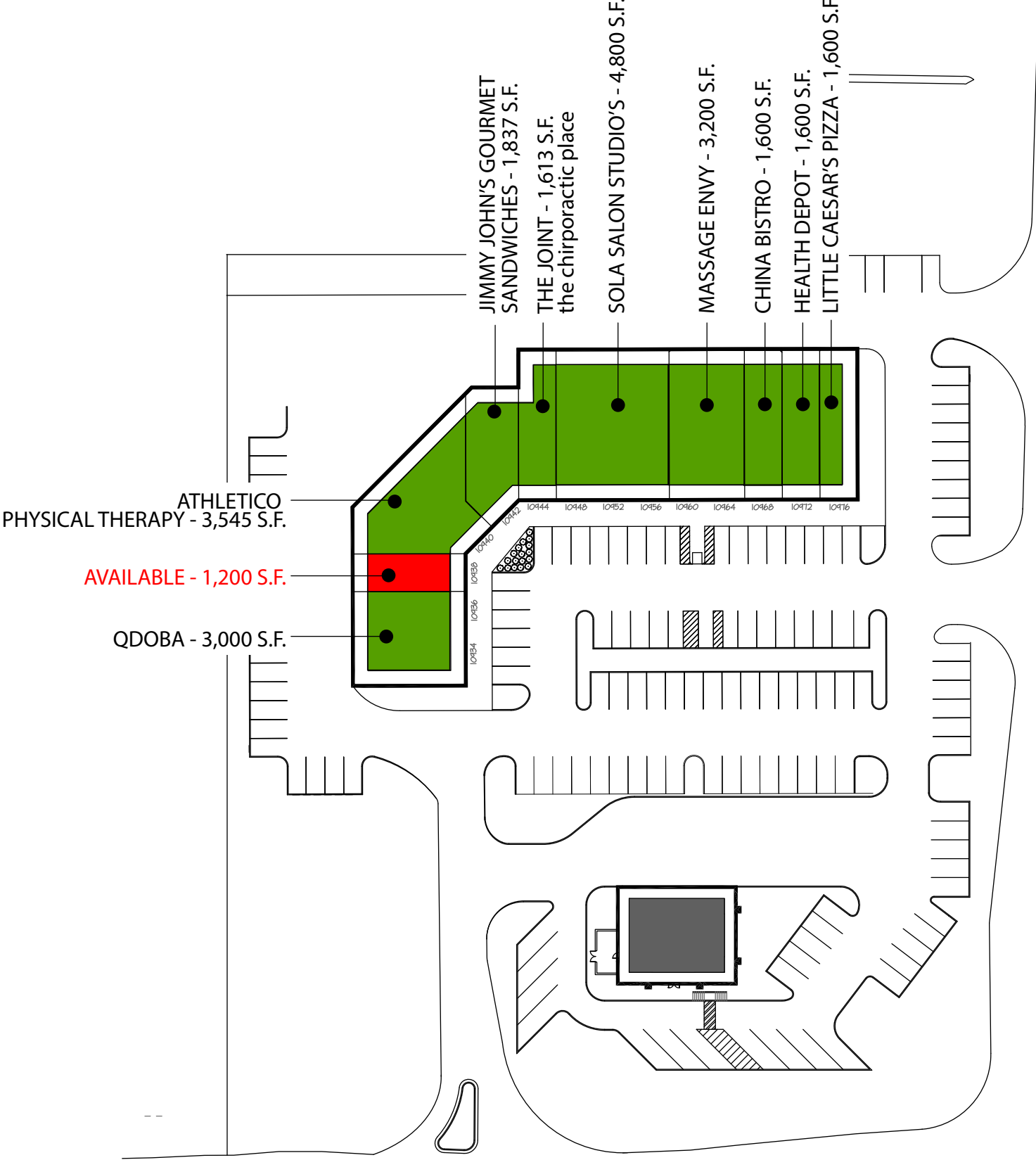
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SCHEMATIC SITE DATA	
<b>TOTAL BLDG AREA(S)</b>	
BUILDING AREA(S)	23,995 S.F.
OUTLOT AREA(S)	3,216 S.F.
TOTAL BLDG AREA(S)	27,211 S.F.
<b>PARKING SPACES</b>	
PARKING RATIO IS ASSUMED: 1 SPACE/250 SF OF BLDG	
TOTAL PARKING REQD	109 SPACES
TOTAL PARKING PROVIDED	144 SPACES

**NOTE:**  
THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATIONS OR SIZES OF A BUILDING (OR BUILDINGS) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, RIGHT-OF-WAYS AND DIMENSIONS OR AFTER FINAL ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE REGARD AS RELIABLE. WE ASSUME NO LIABILITY FOR FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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## Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast	2024 Estimate	2029 Forecast
Population	63,974	66,085	167,350	171,073	516,171	529,736
Daytime Population	58,404		161,954		608,533	
Households	24,022	24,944	65,539	67,261	202,741	209,201
Average HH Size	2.63	2.62	2.53	2.52	2.49	2.48
Average HH Income	\$96,638	\$111,709	\$94,093	\$108,710	\$95,554	\$110,498
Median HH Income	\$75,499	\$85,967	\$70,365	\$81,273	\$71,805	\$82,822
Per Capita Income	\$36,215	\$42,080	\$36,827	\$42,715	\$37,691	\$43,978

## Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
44,267	Rockville Rd / U.S. 36	Raceway Road	Ronald Reagan Parkway
31,672	Rockville Rd / U.S. 36	Raceway Road	Bridgeport Road
15,499	Raceway Road	Rockville Road	100 N
15,352	Raceway Road	Rockville	Jackson Street

