

For Sale

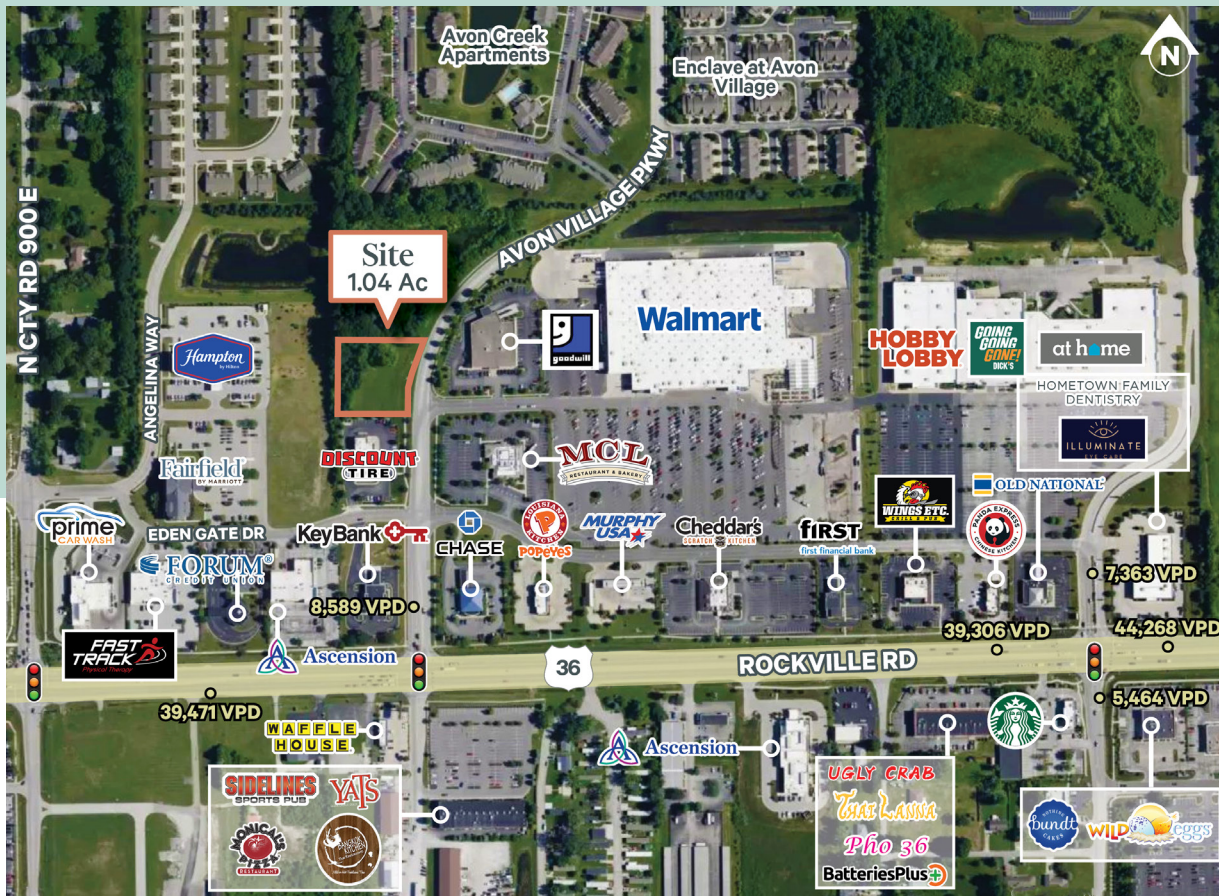
Walmart

CBRE

Commercial Outlot

Walmart Anchored | 1.04 Acres

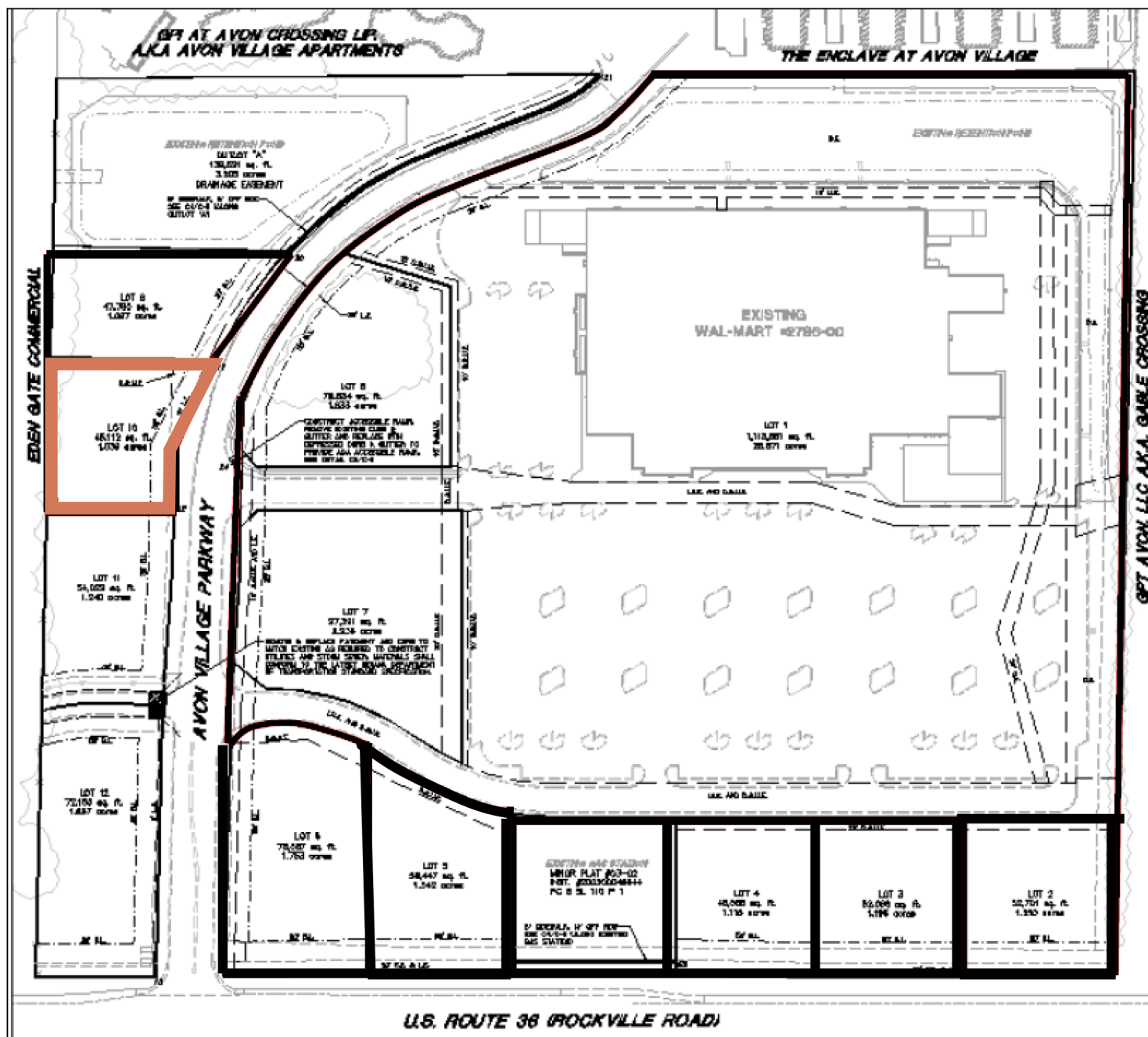
9500 E US Hwy 36 | Avon, IN 46123 | Store #2786



Property Overview

- + 1.04 Acres and can be combined with adjacent outparcel to create over 2.15 acres
- + Zoned: General Commercial District (C-2)
- + Parcel ID: 32-09-06-375-003.000-031
- + Located along a main entrance to a high volume Walmart Supercenter in quickly growing Avon submarket
- + Walmart attracts over 222,000 monthly visitors
- + Crossing Shopping Center is anchored by Hobby Lobby, At Home and Dick's Going Going Gone
- + Only 20 minutes north of Indianapolis International Airport

Site Plan



Area Overview



Businesses (5 mi)
3,582



Employees (5 mi)
57,029



Major Employers

- Avon Community School Corp.
- Harlan Bakeries
- Phoenix Tank

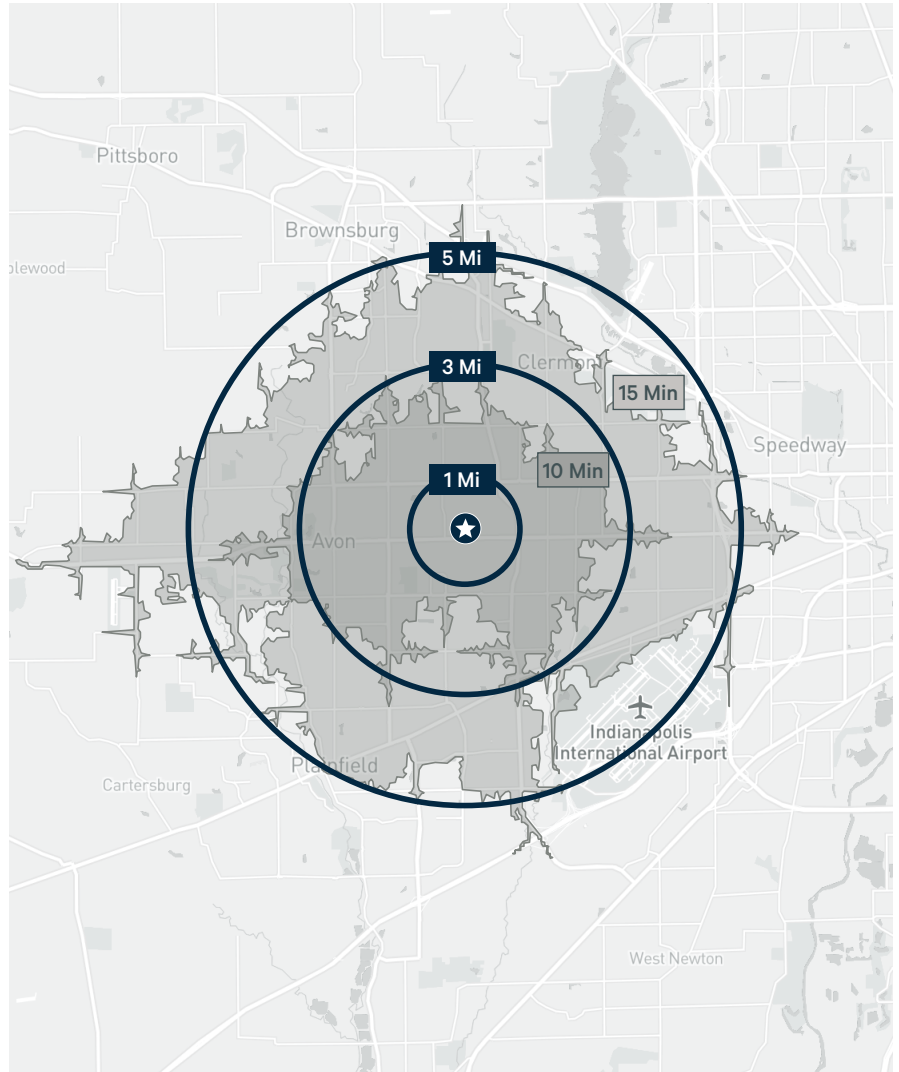


Hotels (5 mi)
16 / 1,171 Rooms



Area Traffic Generators

- Costco
- Avon Commons
- Gables of Avon

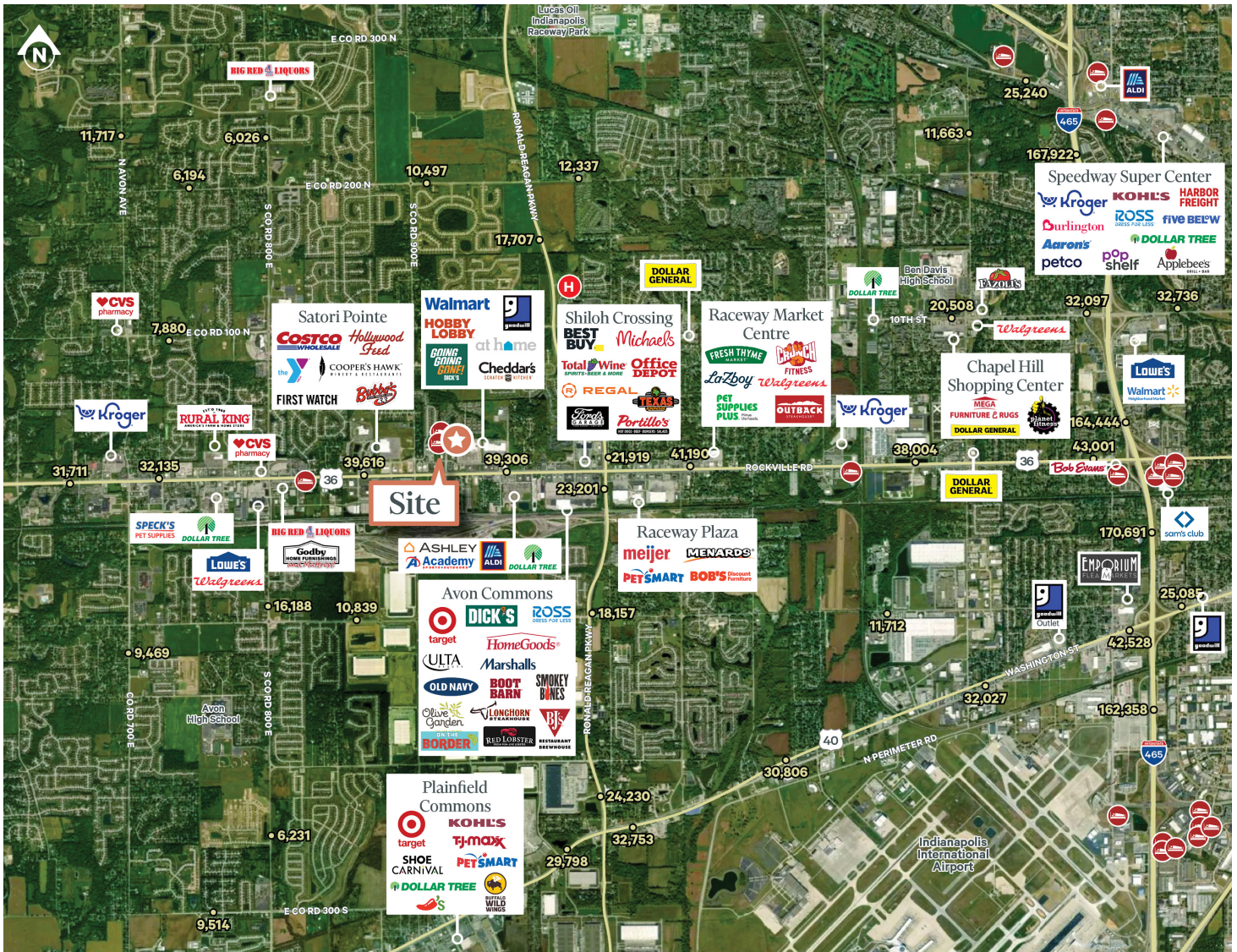


2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	6,503	7,562	2,667	\$76,770	34.9
3 Miles	63,235	53,378	23,122	\$88,082	37.5
5 Miles	140,800	131,839	54,951	\$82,826	38.1
5 Minutes	11,656	16,896	4,603	\$82,923	36.3
10 Minutes	75,518	62,796	28,239	\$88,548	38.3
15 Minutes	169,605	161,171	66,087	\$81,910	38.0

Commercial Outlot | 1.04 Acres
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For Sale

Trade Area



Contact Us

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Walmart CBRE