

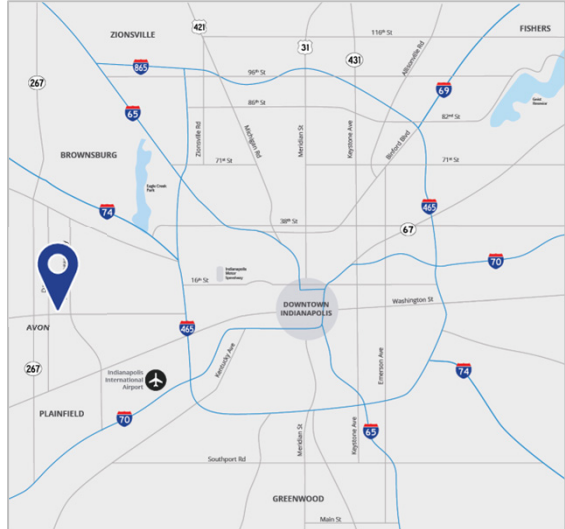


FOR SALE
125 N County Road 900 E
 Avon, IN

Development Opportunity – Located on busy US 36 Retail Corridor

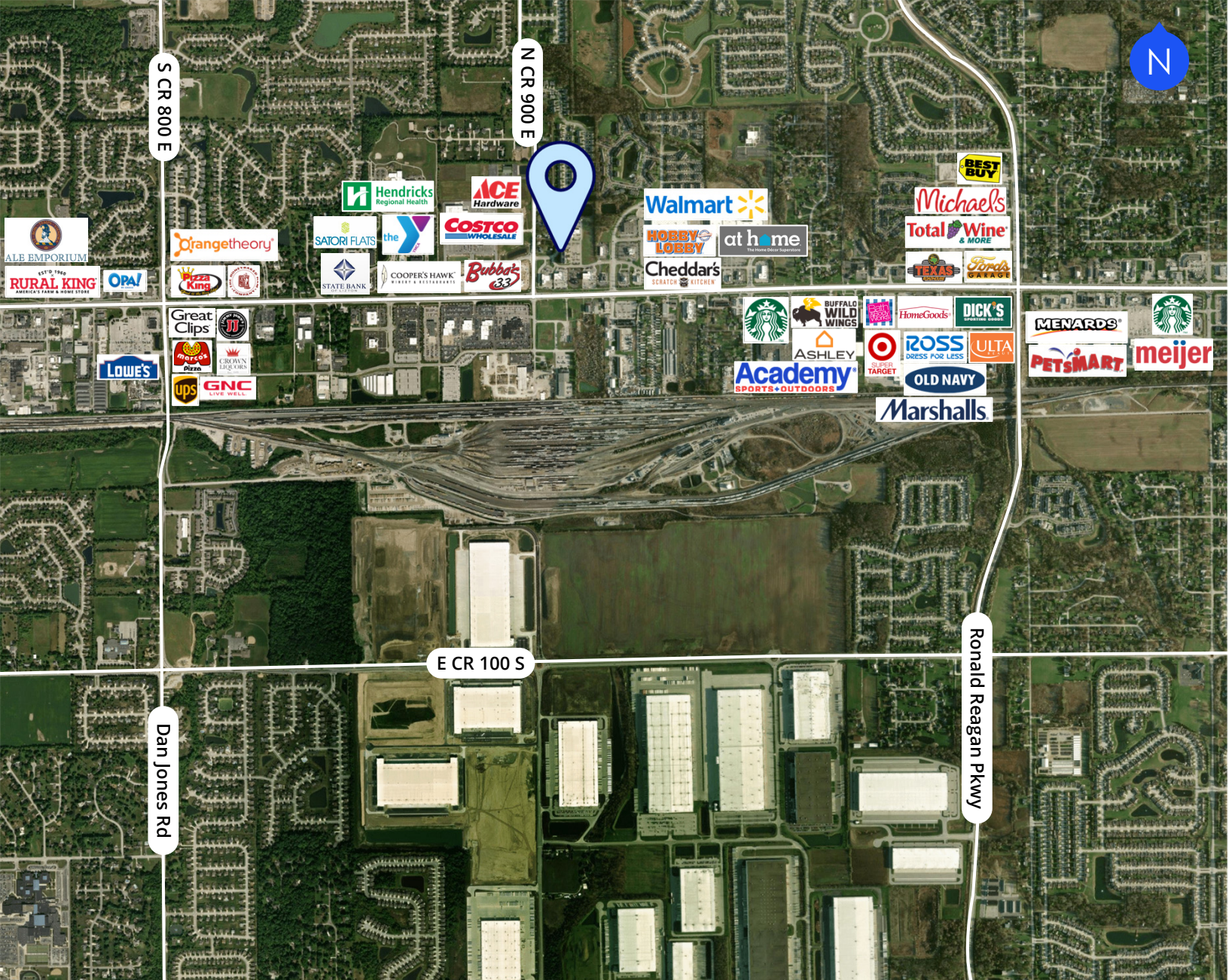
Property Highlights

- ± 1.16 acres available for sale
- Located off US 36 at the corner of 900 E and Angelina Way
- Commercial entrance granted on Angelian Way
- Adjacent to Hampton and Fairfield INN & Suites
- Average Daily Traffic Count on US HWY 36: 36,855 vehicles/day
- Zoned C-2
- Nearby tenants include Walmart, Target and Meijer
- 40-acre Harvest Landing Development anchored by Costco and recently announced Ace Hardware



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	6,129	62,253	137,265
Population Projected 2030	6,474	66,348	143,873
Daytime Population 2025	7,712	52,098	126,635
Average HH Income	\$103,349	\$115,730	\$109,594
Total Households 2025	2,516	22,633	53,234
Households Project 2030	2,695	24,310	56,215
BUSINESS			
Total Businesses	303	1,328	3,451
Total Employees	4,564	18,786	54,061

EDUCATION

	1 Mile	3 Mile	5 Mile
Bachelor's/grad/prof degree	34%	36%	36%
Some College	33%	27%	28%
High School Graduate	26%	28%	28%
No high school diploma	7%	10%	8%
EMPLOYMENT			
White collar	60%	68%	66%
Blue collar	29%	22%	23%
Services	11%	10%	11%
Unemployment rate	6.9%	3.2%	3.2%