

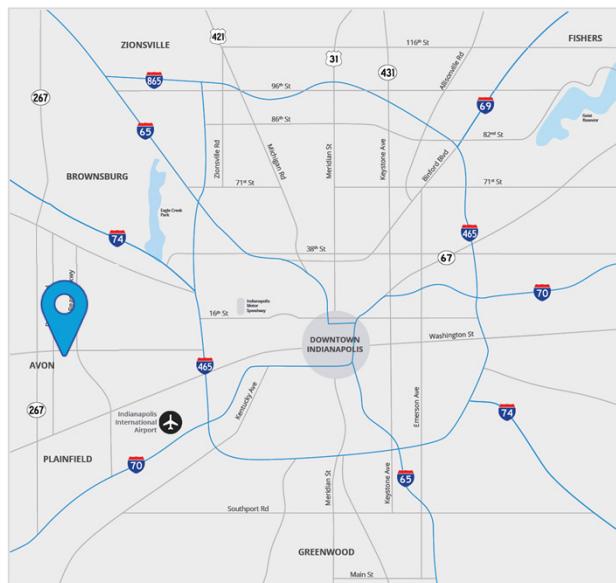
## Development Opportunity

125 N County Road 900 E  
Avon, IN

Located on busy US 36 Retail Corridor

### Property Highlights

- ± 1.27 acres available for sale
- Located off US 36 at the corner of 900 E and Angelina 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 recently announced Costco



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## Average Daily Traffic

US HWY 36

36,855 vehicles/day

## Demographics

	1 Mile	3 Mile	5 Mile
Population 2021	5,328	60,123	130,870
Population Projected 2026	5,606	64,610	139,686
Average Household Income	\$94,845	\$99,034	\$91,482
Total Households 2021	2,078	21,028	48,723
Households Projected 2026	2,187	22,556	51,921