



# AVON LANDINGS

— COMMERCE PARK —



AVAILABLE

81,080 - 245,400 SF

## AVON LANDINGS COMMERCE PARK

LOGISTICS WAY  
AVON, IN 46234



# PARK HIGHLIGHTS

Avon Landings Commerce Park is a planned midsize industrial complex along Ronald Reagan Parkway in Avon, Indiana.

Building I Size:	332,240 SF 81,080 SF AVAILABLE
Building II Size:	245,400 (BTS/Future Construction)
Building III Size:	156,000 (BTS/Future Construction)

Site Area:	24.1 Acres
Sprinkler:	ESFR
Lighting:	LED
Electrical Substation:	4 circuits, remaining load capacity per circuit (4.5 MW, 8.2 MW, 7.8 MW, 4.3 MW)
Taxes:	10-Year tax abatement program



# SITE PLAN



**BUILDING I**  
332,240 SF

PROPOSED  
BUILDING II  
245,400 SF

PROPOSED  
BUILDING III  
156,000 SF

LOGISTICS WAY

RONALD REAGAN PARKWAY



# A DRIVING WORKFORCE

Avon, Indiana is a prime location for access and labor being situated between I-70 and I-74 along Ronald Reagan Parkway.



437,567  
**POPULATION**  
*Within 10 Miles*



\$75,194  
**AVG. INCOME**  
*Within 10 Miles*



166,803  
**EST. HOUSEHOLDS**  
*Within 10 Miles*



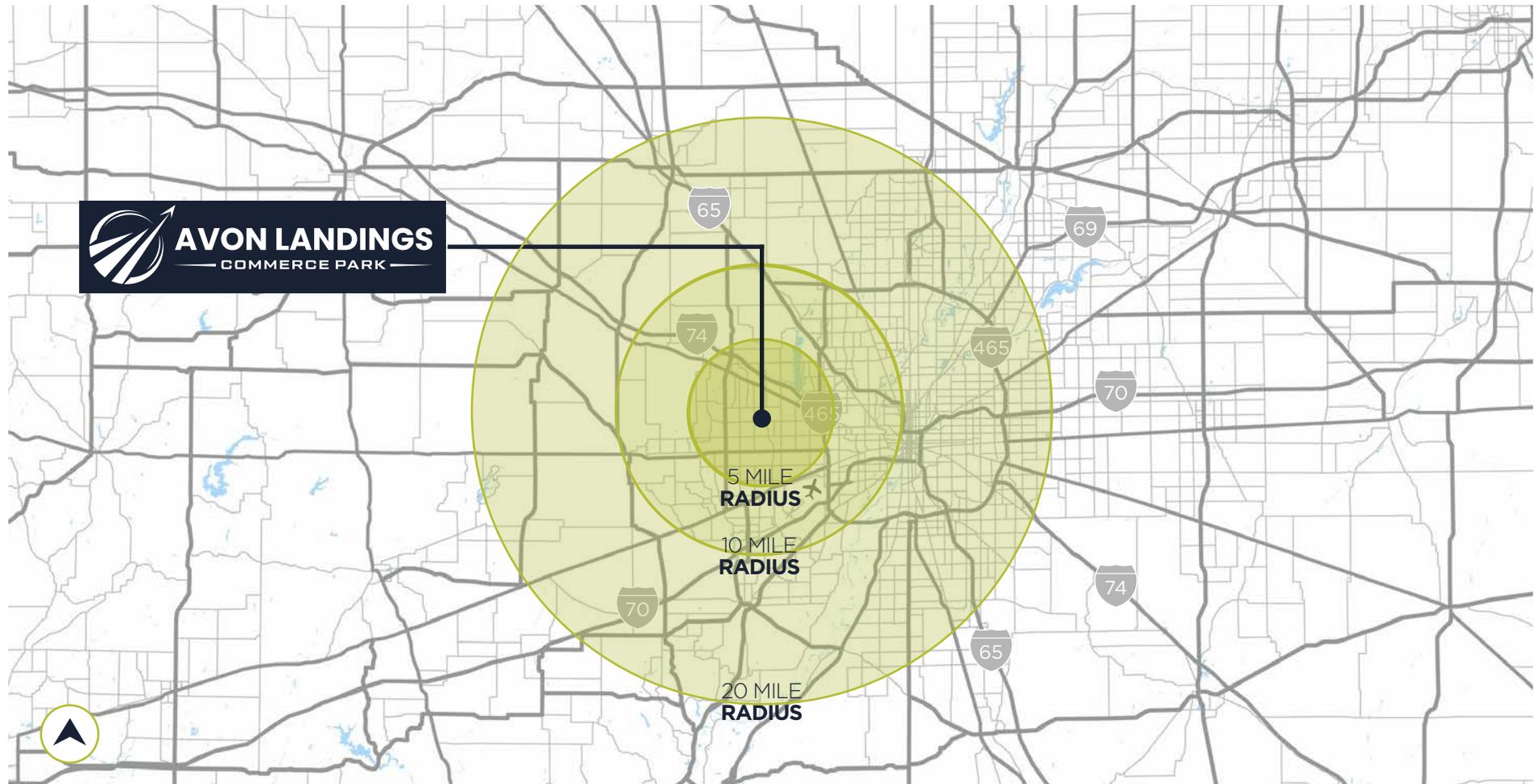
338,157  
**LABOR FORCE**  
*Within 10 Miles*

1,409,723  
**POPULATION**  
*Within 20 Miles*

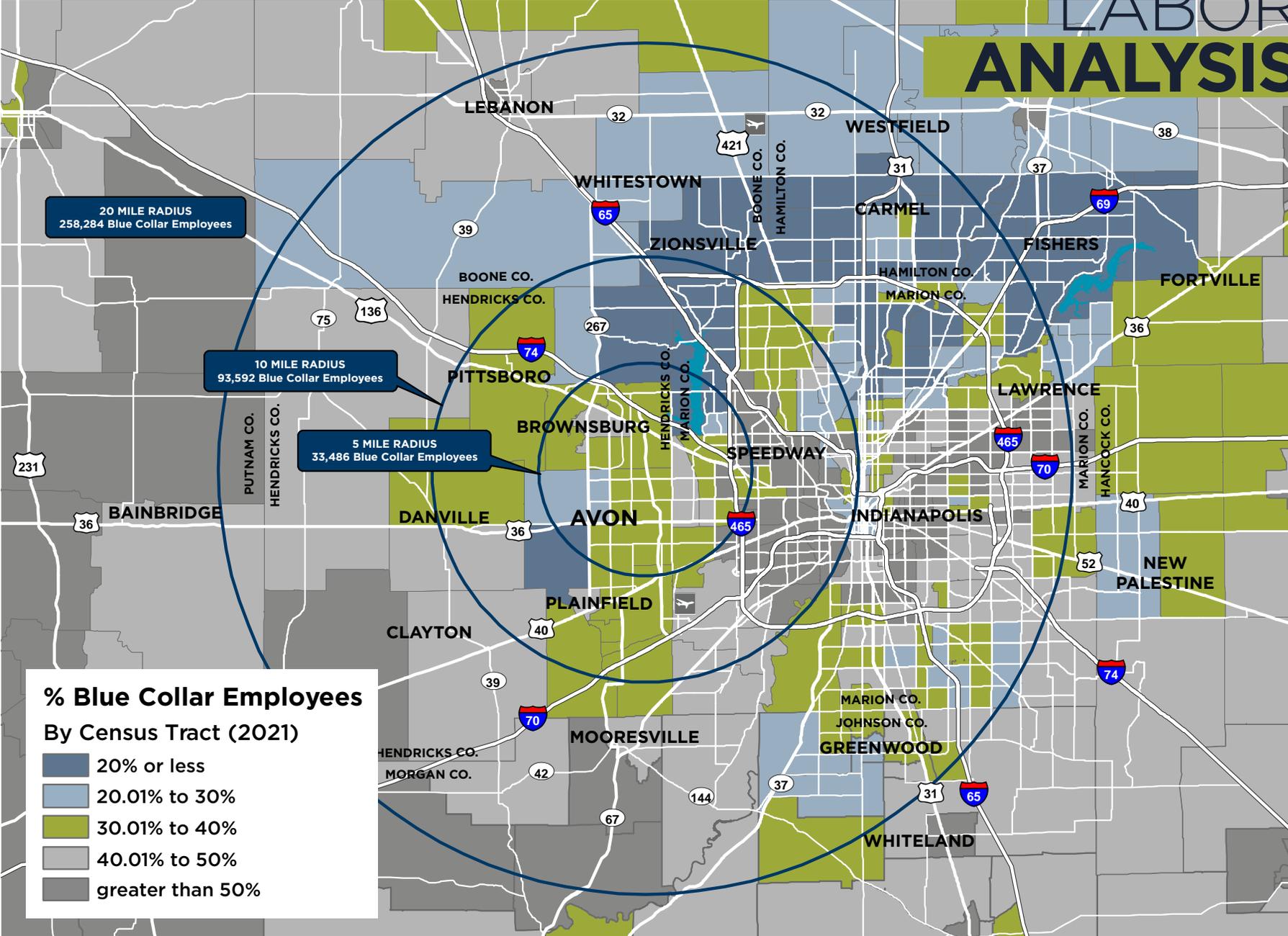
\$85,168  
**AVG. INCOME**  
*Within 20 Miles*

561,853  
**EST. HOUSEHOLDS**  
*Within 20 Miles*

1,106,330  
**LABOR FORCE**  
*Within 20 Miles*



# LABOR ANALYSIS



# PRIME LOCATION



5.2 MILES TO  
**I-465**

7.9 MILES TO  
**I-70**

2.5 MILES TO  
**I-74**

11.6 MILES TO  
**I-65**



10 MILES TO  
**AIRPORT**



11 MILES TO  
**FEDEX HUB**



15 MILES TO  
**DOWNTOWN**



# AREA AMENITIES

- 1. Kroger | McDonald's | Starbucks
- 2. Circle K
- 3. Crew Carwash | Chase
- 4. DQ | Rural King | KFC
- 5. CVS | Fazoli's | Arby's
- 6. Lowe's | Walgreens
- 7. Burger King | Taco Bell
- 8. BP | Comfort Inn | Jimmy John's
- 9. Waffle House
- 10. YMCA | Costco | Cooper's Hawk

- 11. Walmart SC | Cheddar's
- 12. At Home | Hobby Lobby | Chase
- 13. ALDI | Ashley Furniture
- 14. Dollar Tree | Half Price Books
- 15. Dunkin' | Chuck E. Cheese's
- 16. Texas Roadhouse | O'Charley's
- 17. Best Buy | Bed Bath & Beyond
- 18. Michaels | Office Depot
- 19. Regal Cinema
- 20. Red Lobster | Olive Garden

- 21. On the Border | BJ's Brewhouse
- 22. Ross | Old Navy | Target | Ulta
- 23. Bath & Body Works | Marshalls
- 24. Big Lots | Home Goods | Dick's
- 25. Crew Carwash
- 26. Speedway | PNC
- 27. Wendy's | 5th 3rd Bank
- 28. Menards | Meijer | Petsmart
- 29. Mattress Firm | McDonald's
- 30. Chick-fil-a | Men's Warehouse Ross

- 31. Starbucks | the Vitamin Shoppe
- 32. Sonic
- 33. Panera Bread
- 34. Walgreens | Five Guys
- 35. Outback Steakhouse | McAlister's
- 36. LA Fitness | Fresh Thyme | Taco Bell
- 37. La-Z-boy
- 38. Tire Discounters



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# CONTACT INFORMATION

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