

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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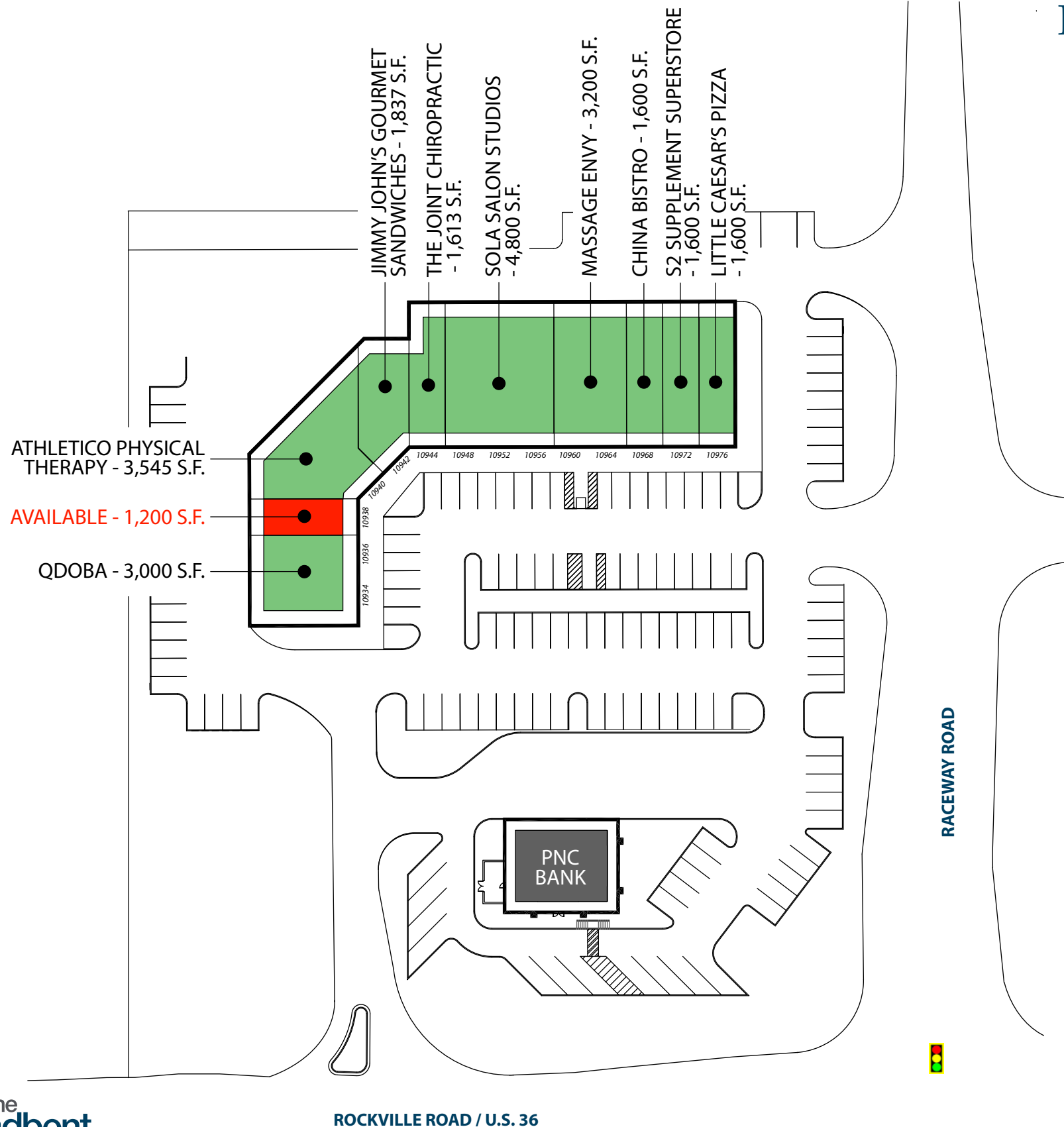
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SITE DATA	
TOTAL BUILDING AREA	
BUILDING AREA(S)	23,995 S.F.
OUTLET AREA(S)	3,216 S.F.
TOTAL BLDG AREA(S)	
	27,211 S.F.
PARKING SPACES	
PARKING RATIO IS ASSUMED - 1 SPACE/250 SF BLDG	
SPACES REQUIRED	109 SPACES
SPACES PROVIDED	144 SPACES

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

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

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Market Profile and Income Summary

	3 MILES		5 MILES		10 MILES	
	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast	2025 Estimate	2030 Forecast
Population	63,439	65,662	167,084	172,174	517,884	533,903
Daytime Population	59,667		165,382		601,935	
Households	23,971	24,932	65,849	68,139	204,660	212,152
Average HH Size	2.62	2.60	2.51	2.50	2.47	2.46
Average HH Income	\$98,606		\$95,619		\$99,074	
Median HH Income	\$76,758	\$87,678	\$72,912	\$81,888	\$74,089	\$82,738
Per Capita Income	\$37,225	\$42,313	\$37,704	\$42,435	\$39,338	\$44,104

Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
41,272	Rockville Rd / U.S. 36	Raceway Road	Ronald Reagan Parkway
40,056	Rockville Rd / U.S. 36	Raceway Road	Bridgeport Road
12,962	Raceway Road	Rockville Road	100 N
13,522	Raceway Road	Rockville	Jackson Street

