

# FOR LEASE

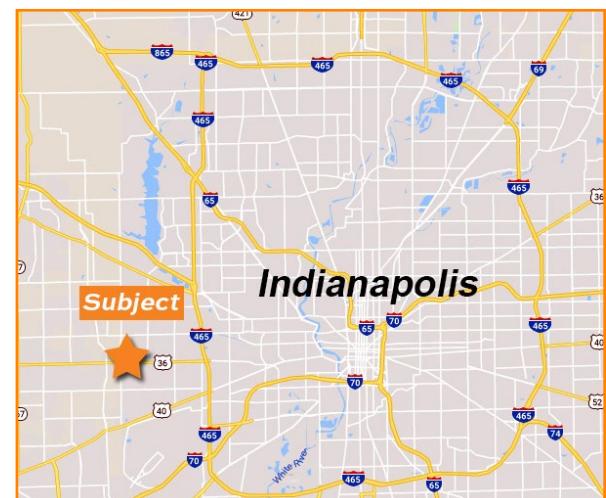
## GROCERY ANCHORED CENTER

9050 Rockville Road | Avon, IN 46234



## PROPERTY SUMMARY

- + Rare Opportunity - New Grocery Anchored Retail Shops Available Now in Avon!
- + Multi-Tenant Inline Space adjacent to Fresh Thyme up to ± 6,375 SF Demisable to 1,700 SF Minimum with Pylon Signage availability and 44 dedicated parking spaces
- + 1.4 Million Visits Annually
- + Rankings in the Top 50% Nationally:
  - Fresh Thyme - strong positive comping sales
  - Meijer - located across the street, sales exceeding \$80M
  - Target - nearby proximity, sales exceeding \$40M



TRAFFIC COUNTS	STREET	ADT
	Rockville Road	45,575
	Raceway Road	16,703

Information deemed reliable, but not guaranteed. Subject to change without notice.

metaCRE

Thomas English

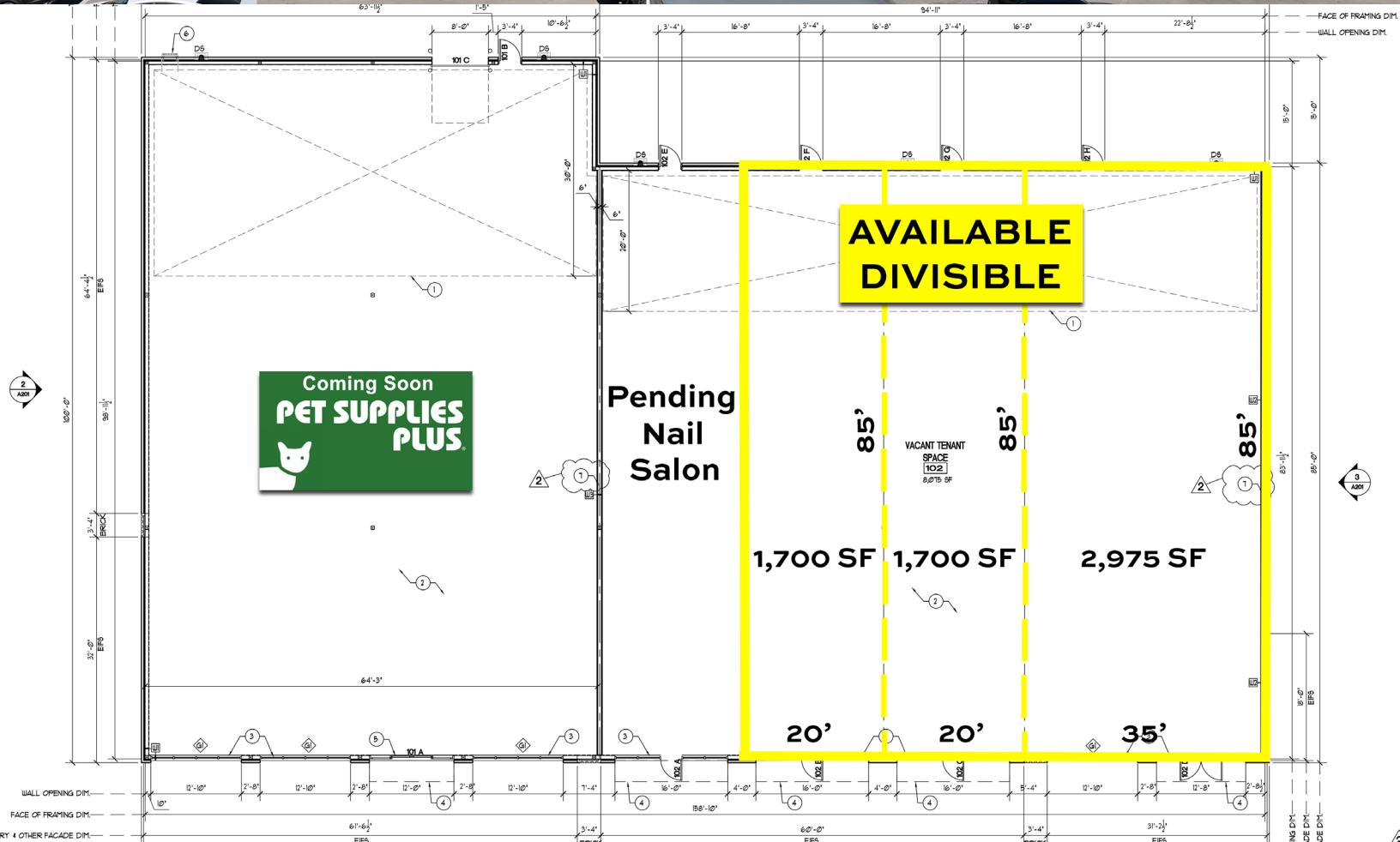
Retail Real Estate

Owner | Developer

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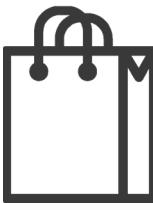
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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,771	65,039	169,499
Est. Average HH Income	\$98,851	\$101,569	\$98,018
Est. Households	2,912	24,449	66,511
Daytime Population	3,185	22,785	69,193

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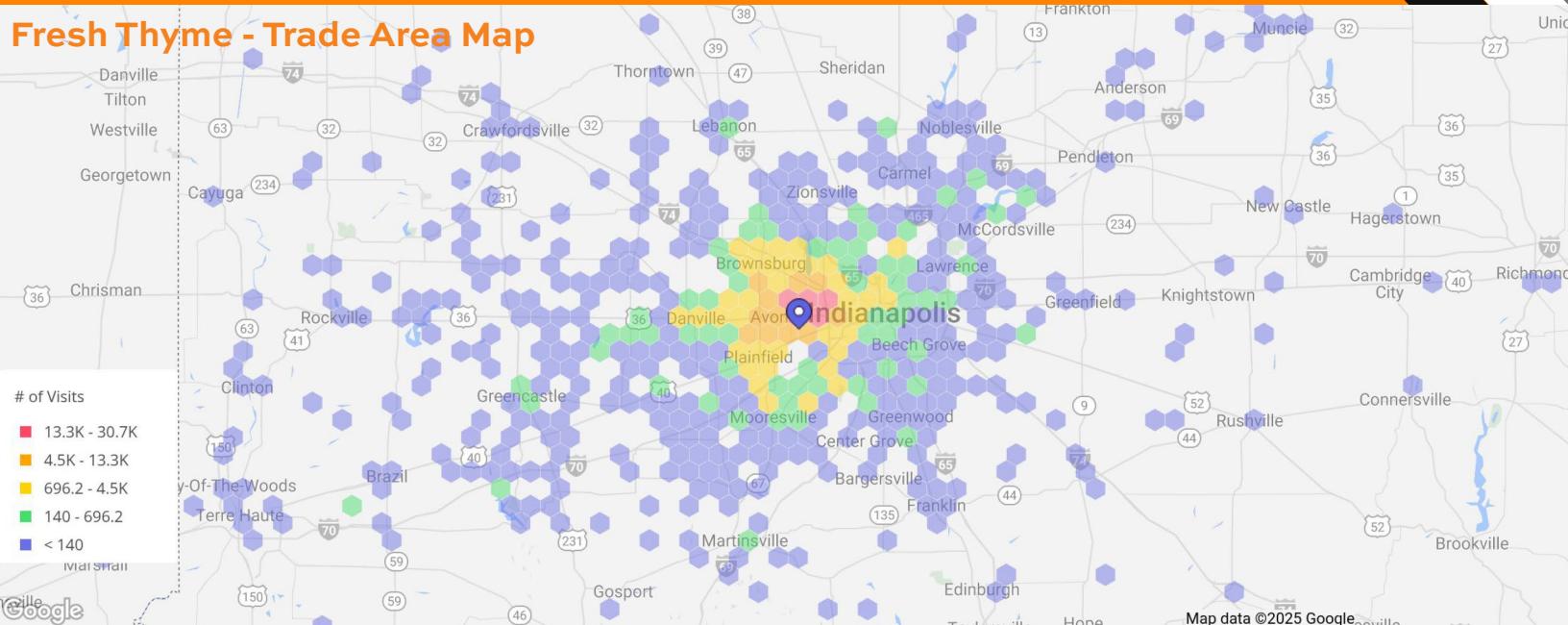
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### Fresh Thyme - Trade Area Map

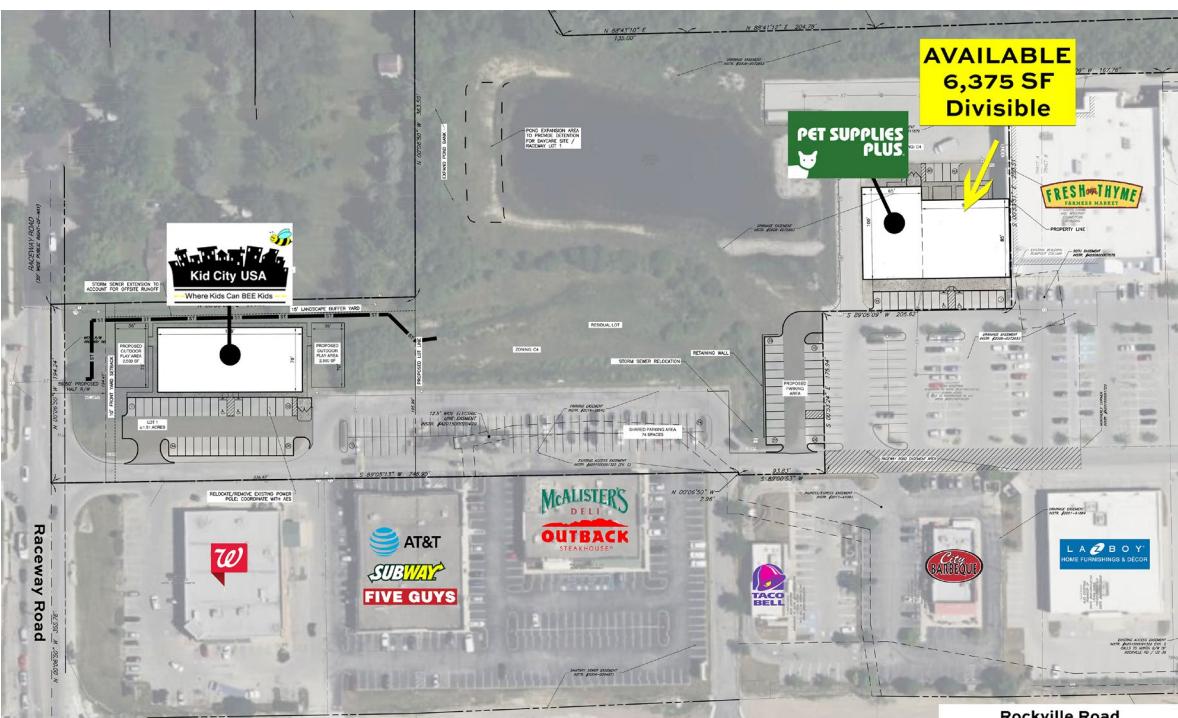


### Visits\*

	Metrics
Est. # of Customers	71.6 K
Est. # of Visits	295 K
Average Visits per Customer	4.14

### Audience Profile\*

Population	70% of Visitors
Trade Area Size	178,699
Number of Households	67.16 Sq. Mi.
	68,016



Pylon Signage Available

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