

# FOR LEASE

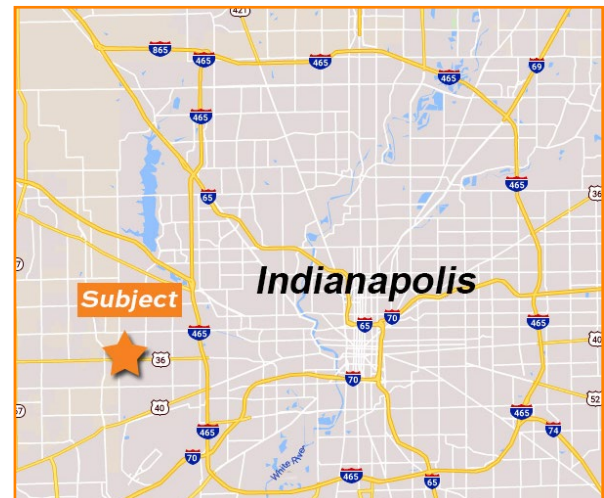
## GROCERY ANCHORED CENTER

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  $\pm 6,375$  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

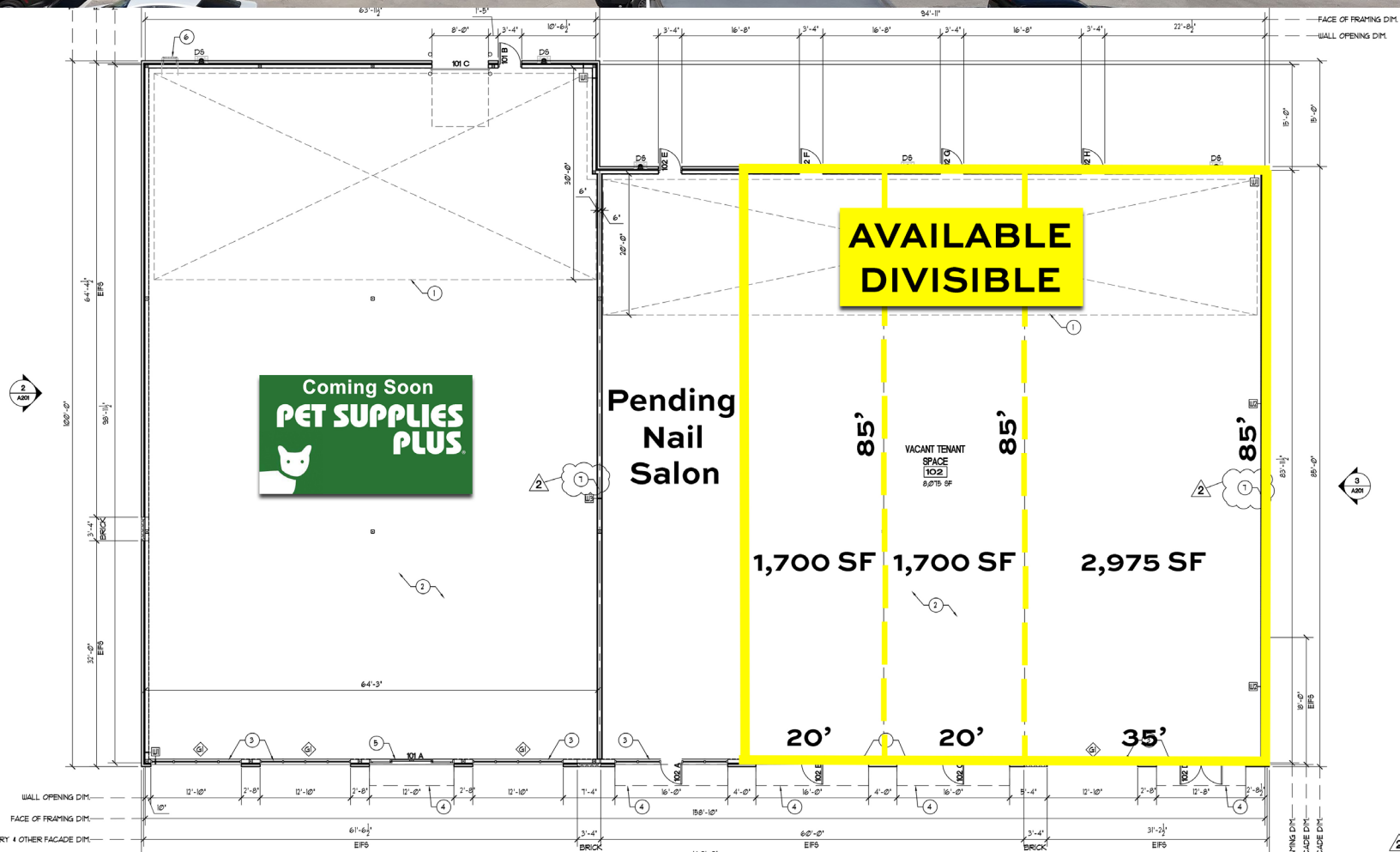
Owner | Developer



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### 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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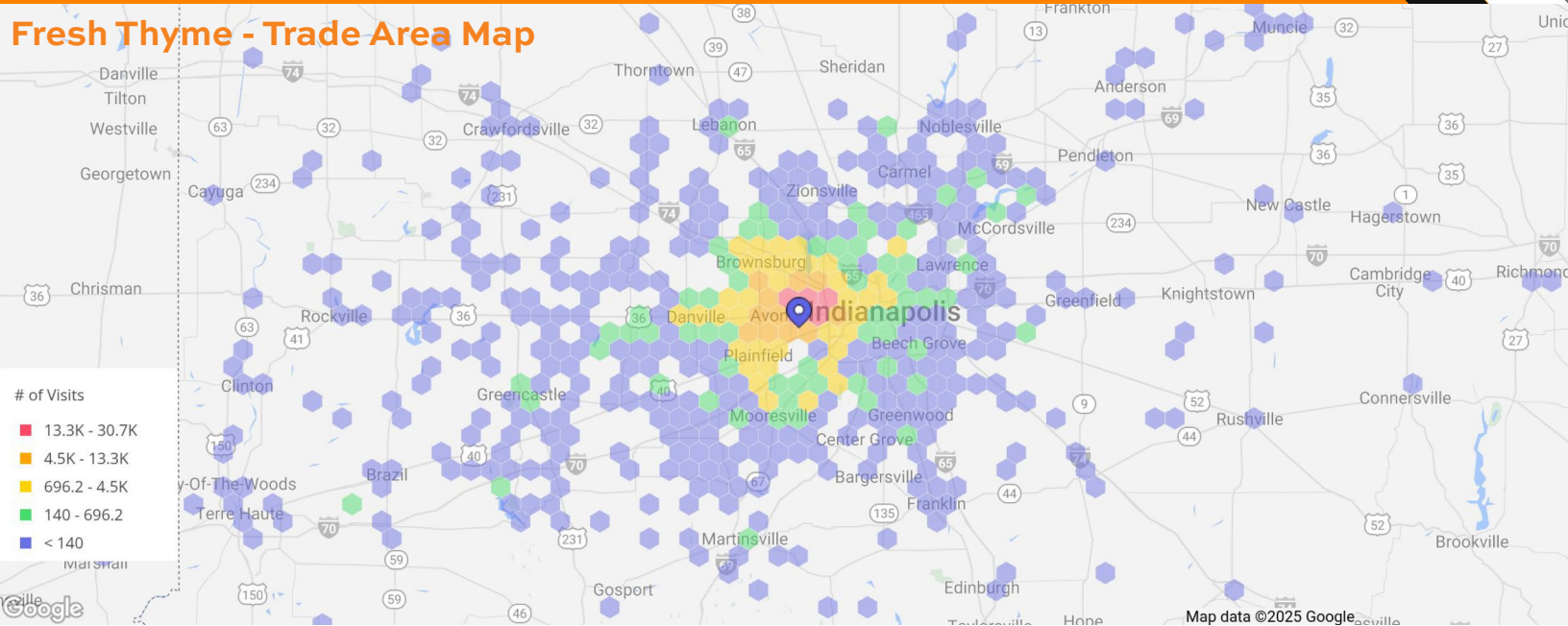


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### Fresh Thyme - Trade Area Map



#### Visits\*

Est. # of Customers

Est. # of Visits

Average Visits per Customer

#### Metrics

71.6 K

295 K

4.14

#### Audience Profile\*

Population

Trade Area Size

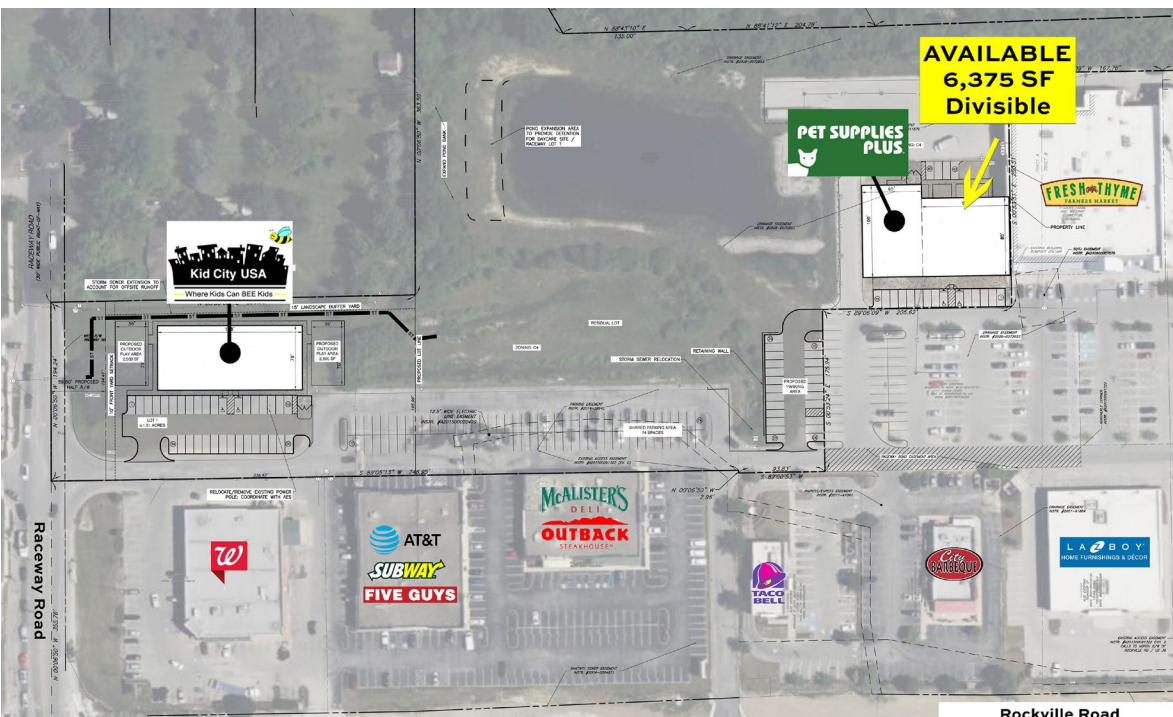
Number of Households

#### 70% of Visitors

178,699

67.16 Sq. Mi.

68,016



#### Pylon Signage Available



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