

RETAIL SPACE AND OUTLOTS

577 S. Dan Jones Road | Avon, IN 46123



Retail Space for Lease and Outlots for Sale or Build to Suit in Westover Commons

Building Size:	19,600 SF
Available:	1,400 SF - 35,000 SF
Land:	5.78 Acres
Zoning:	C-2
Signage:	Building & Monument
Lease Rate:	\$18.25 PSF NNN

Details:

- 1,400 to 35,000 sq. ft. available for lease
- 0.5 to 5.0 acres outlots available for sale or BTS
- Existing building 19,600 sq. ft.
- End cap with drive-thru or outdoor seating available
- Existing building with outlots for sale
- Located near Avon schools
- Building & Monument signage available
- Abundant parking available
- Located in one of Indiana's fastest growing communities

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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Joe Lonnemann, Vice President
D 317.566.5624
jdl@cressy.com

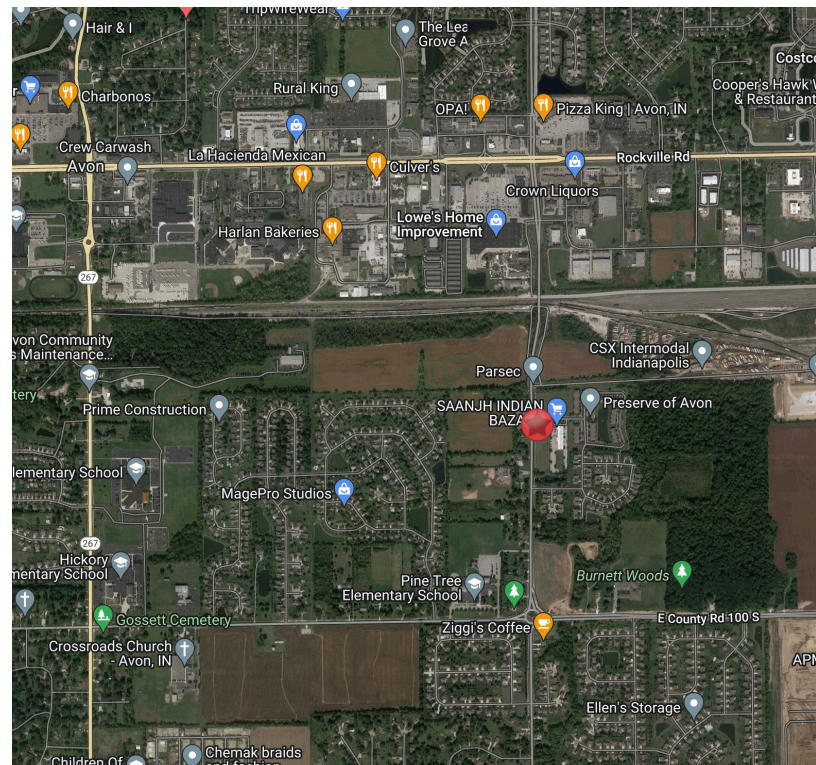
LOCATION OVERVIEW

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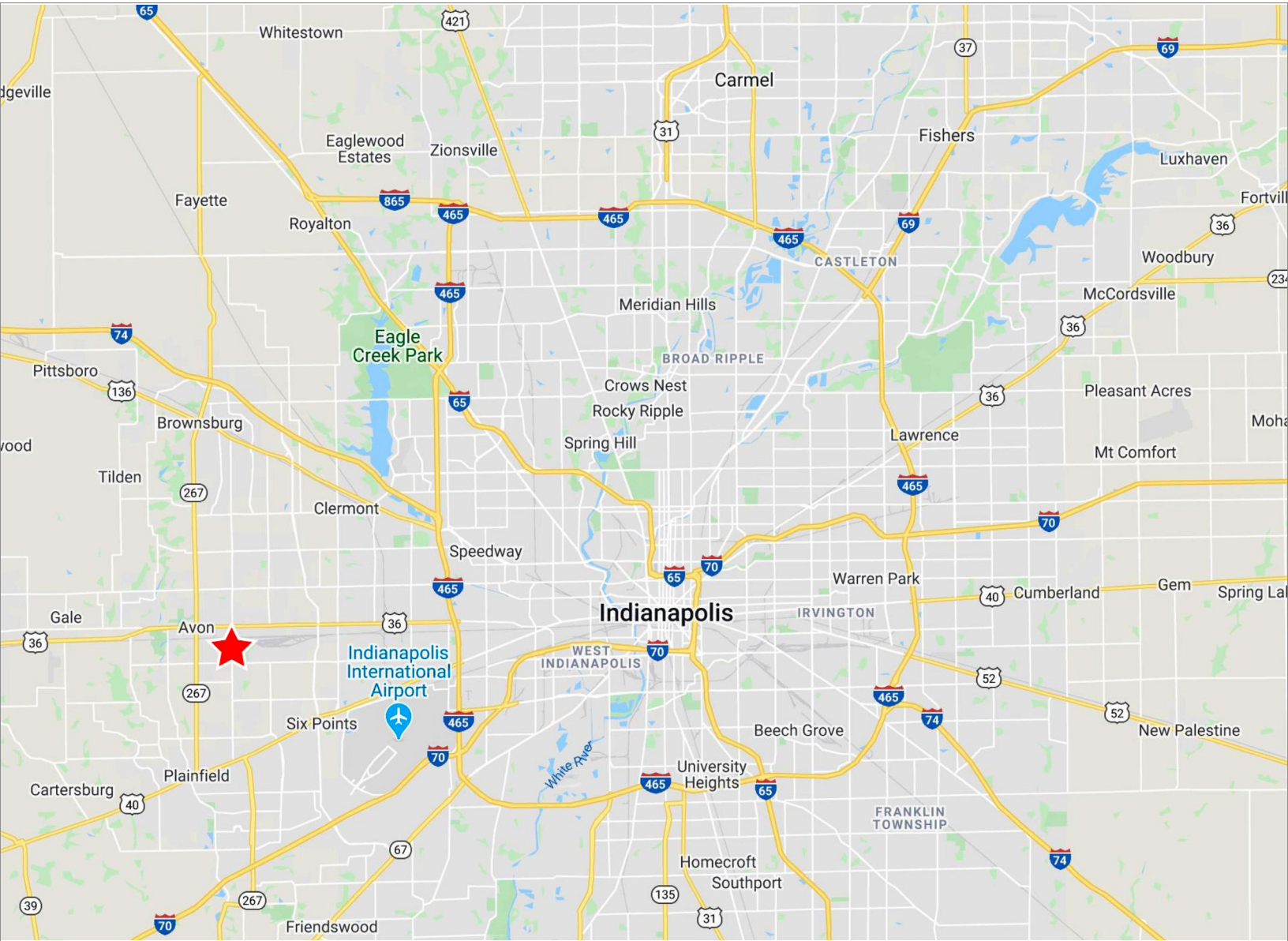
- Dan Jones Road is the main road artery between Plainfield and Avon and has a daily traffic count of almost 22,000 vehicles.
- Located in front of Preserve of Avon, a new 142 unit apartment community.
- The Avon High School and Avon Elementary School are within a mile from this site.



2022 DEMOGRAPHICS

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POPULATION

1 MILE	5,192
3 MILE	49,894
5 MILE	121,610



NUMBER OF HOUSEHOLDS

1 MILE	1,937
3 MILE	18,129
5 MILE	45,726



AVERAGE HOUSEHOLD INCOME

1 MILE	\$117,198
3 MILE	\$104,279
5 MILE	\$90,655



MEDIAN HOME VALUE

1 MILE	\$203,630
3 MILE	\$215,720
5 MILE	\$202,499