

9050 Rockville Road | Avon, IN 46234



PROPERTY SUMMARY

- + Rare Opportunity - New Grocery Anchored Retail Shops Coming Soon to 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
 - + COMING SOON: Pet Supplies Plus | Kid City USA
 - + 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
- 



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

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Thomas English

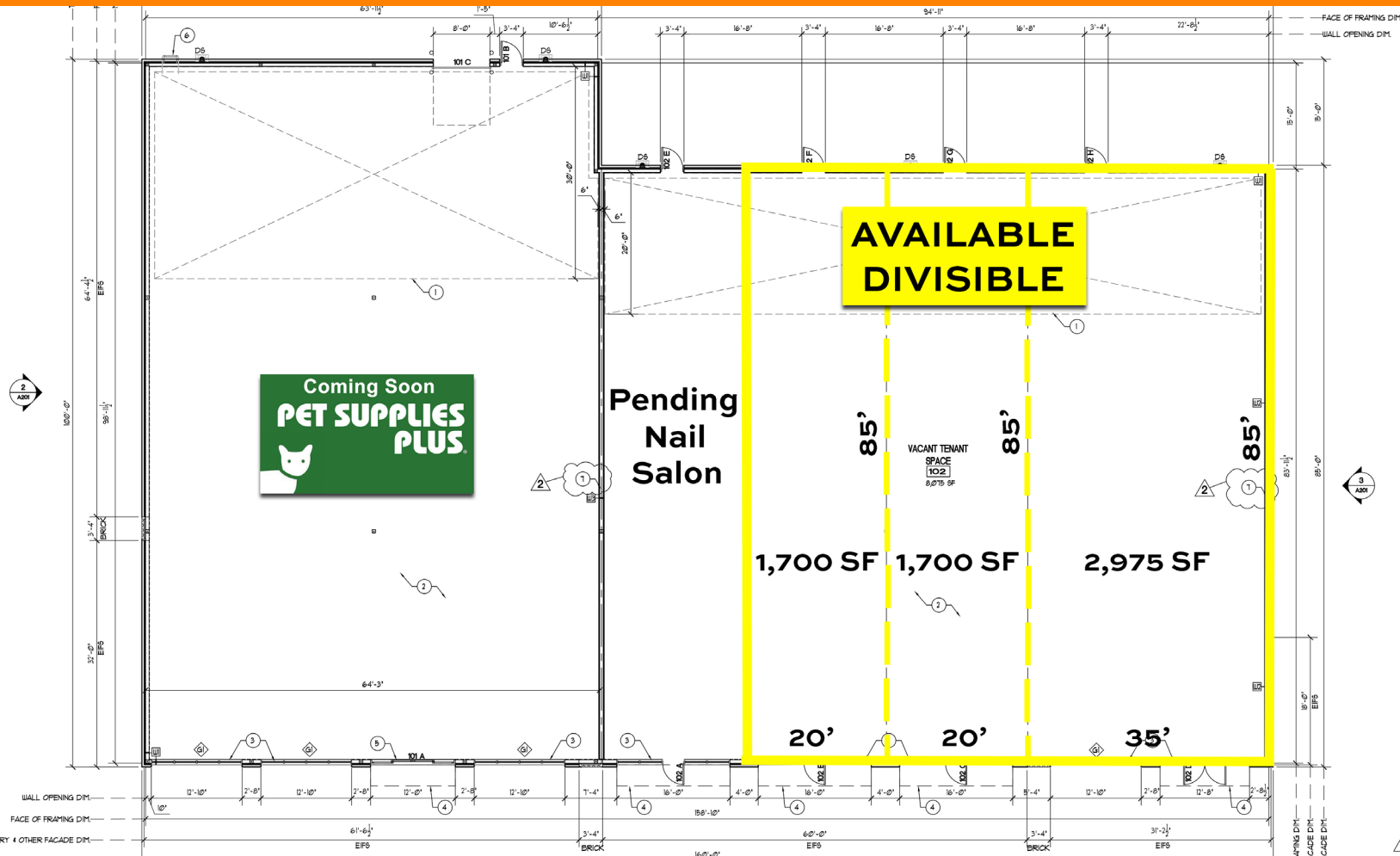
Retail Real Estate

Owner | Developer

FOR LEASE

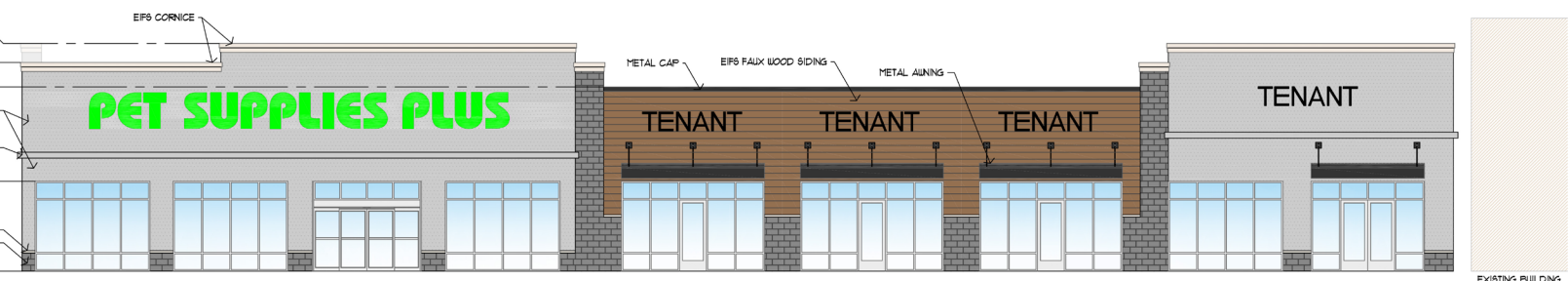
GROCERY ANCHORED CENTER

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AVON TRADE AREA DEMOGRAPHIC SUMMARY

- + Unprecedented Growth
 - 41% 10yr Job Growth
 - 19% higher than National
- + Median Household Income
 - \$113,509
 - 29% higher than national average
- + Population Growth:
 - up 3.5% Y.Y
 - up 15% since 2020



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,257	64,468	166,053
Est. Average HH Income	\$95,850	\$104,437	\$97,477
Est. Households	2,706	24,393	65,573
Daytime Population	2,910	21,268	65,764

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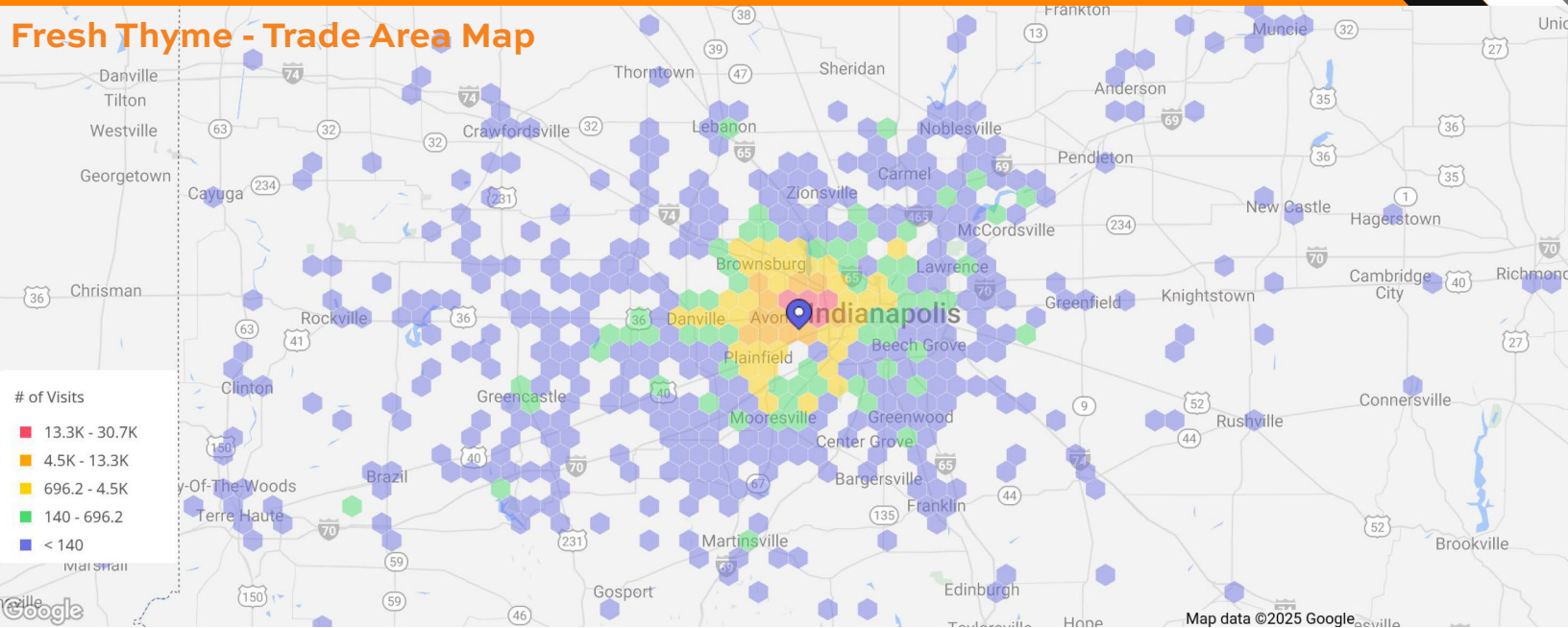
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Fresh Thyme - Trade Area Map



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

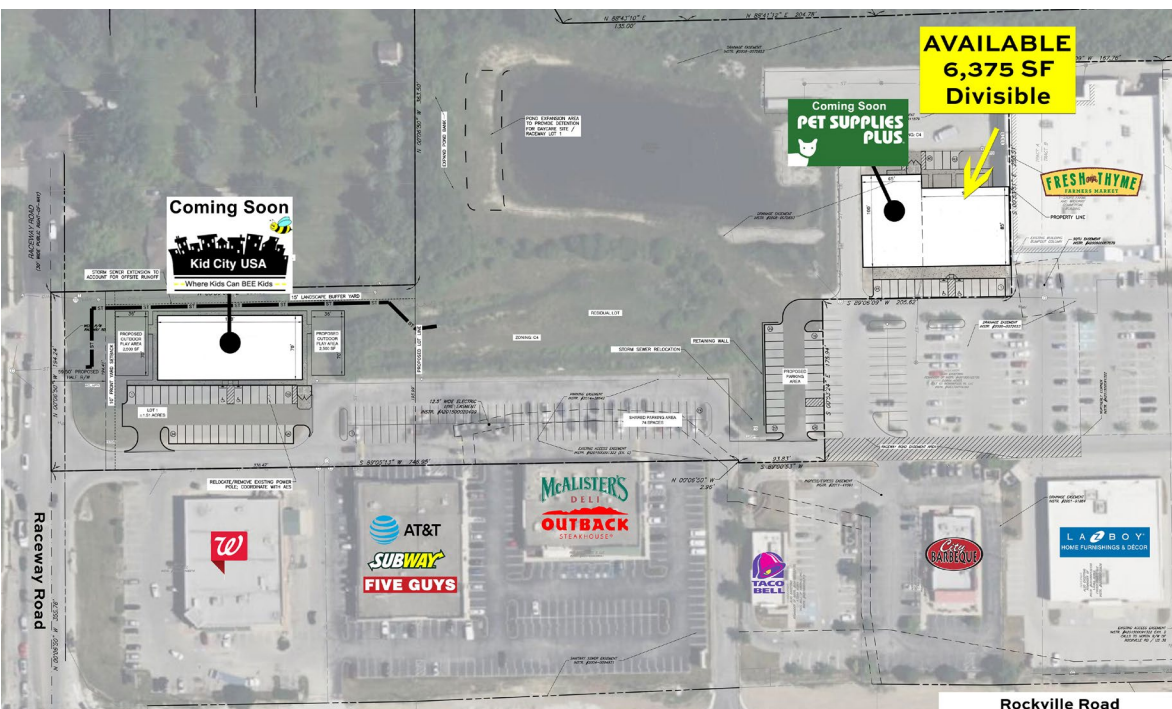
Number of Households

70% of Visitors

178,699

67.16 Sq. Mi.

68,016



Pylon Signage Available



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