

# FOR LEASE

## GROCERY ANCHORED CENTER

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.

metaCRE

Thomas English

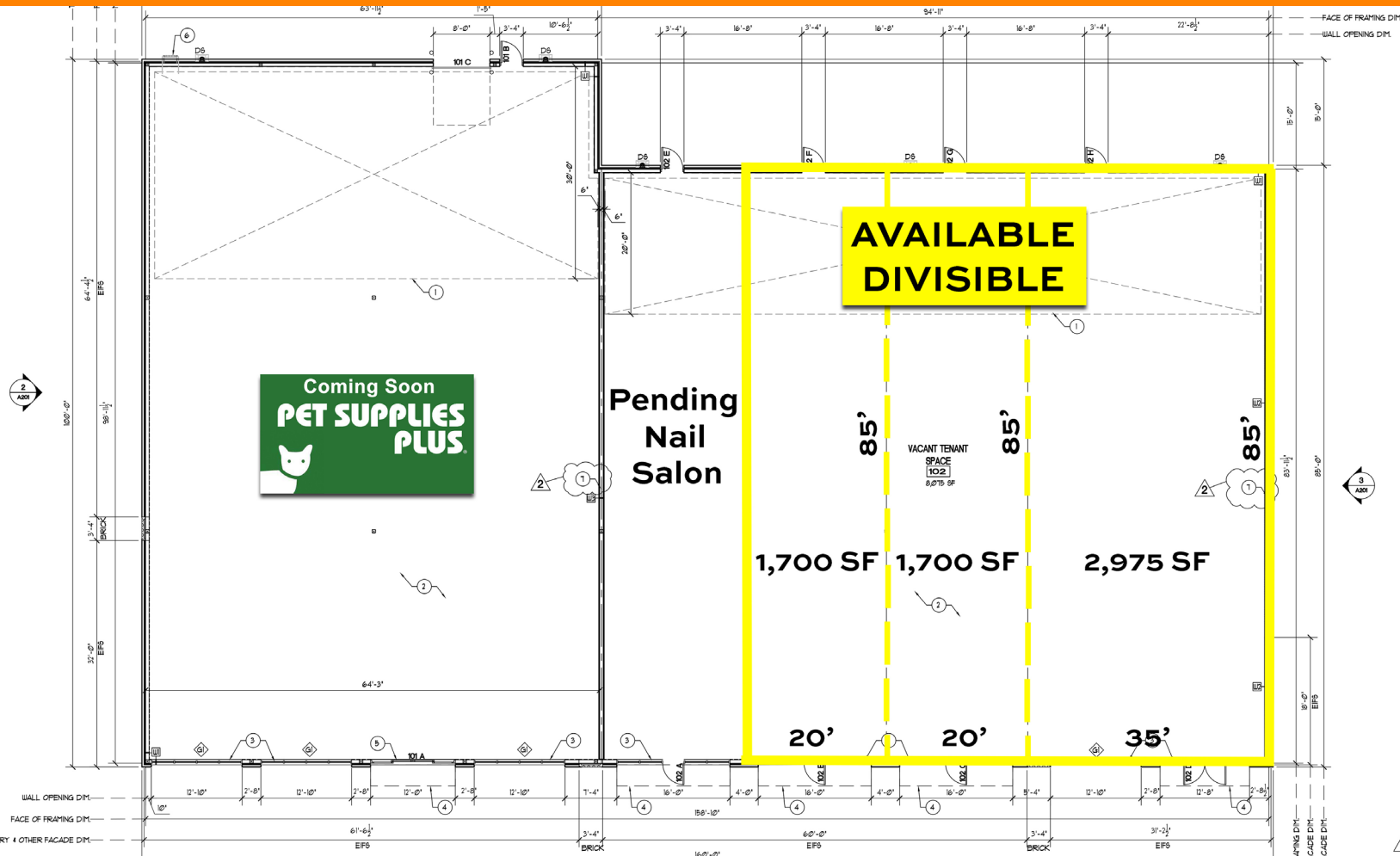
Retail Real Estate

Owner | Developer

# FOR LEASE

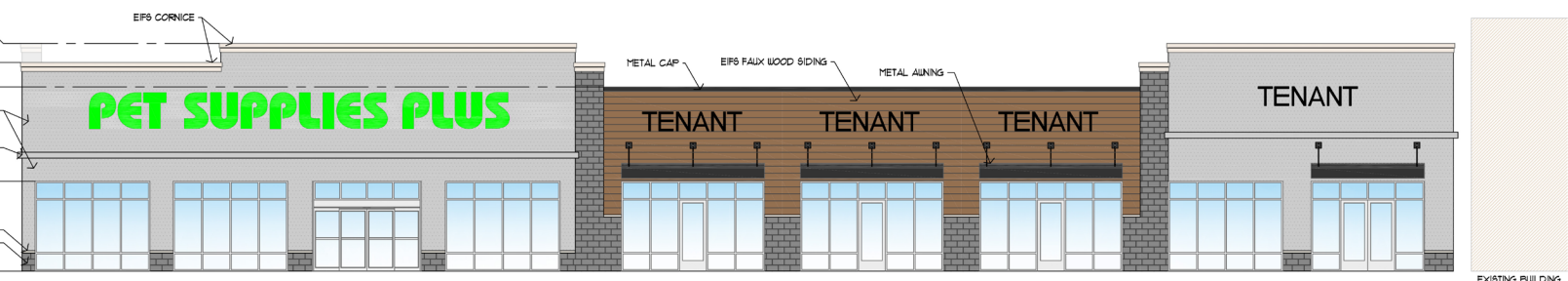
## GROCERY ANCHORED CENTER

9050 Rockville Road | Avon, IN 46234



## 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"

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

metaCRE

Thomas English  
Retail Real Estate

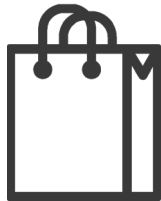
Owner | Developer



# FOR LEASE

## GROCERY ANCHORED CENTER

9050 Rockville Road | Avon, IN 46234



### 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   |

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

metaCRE

Thomas English

Retail Real Estate

Owner | Developer

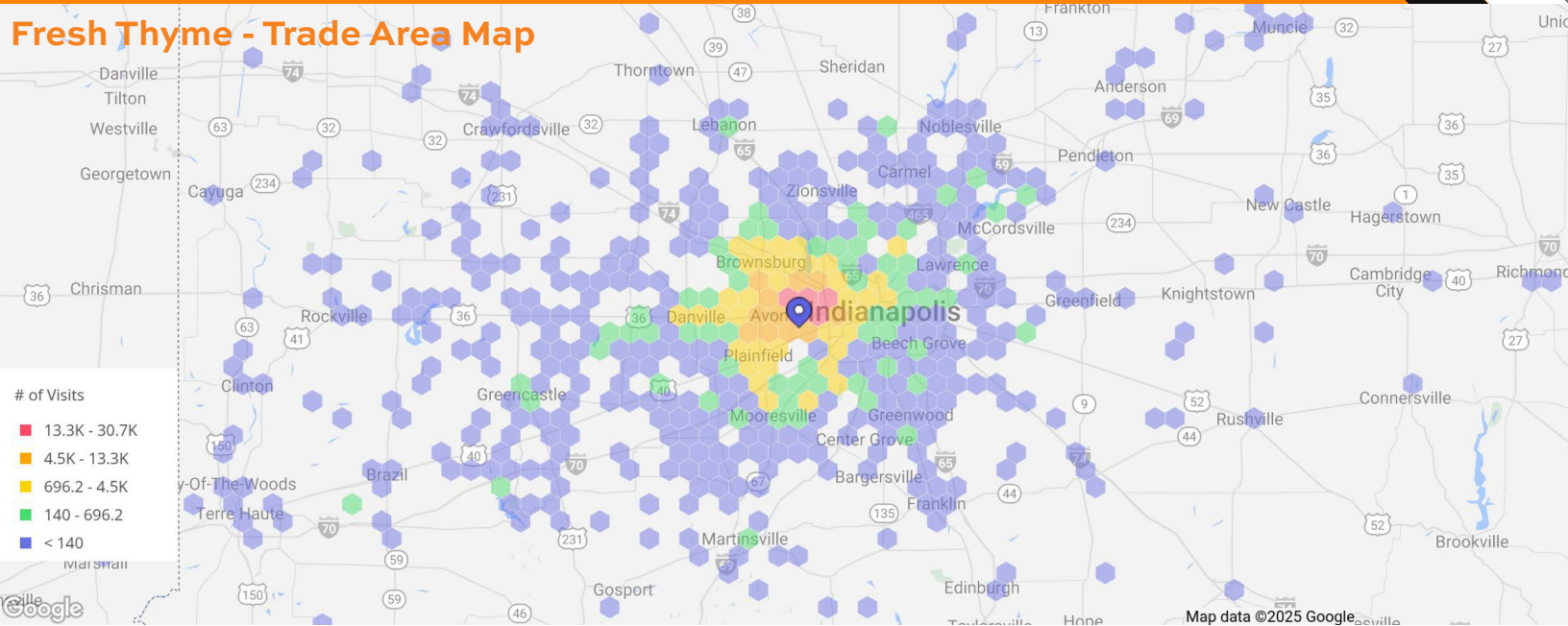


# FOR LEASE

## GROCERY ANCHORED CENTER

9050 Rockville Road | Avon, IN 46234

### Fresh Thyme - Trade Area Map



#### Visits\*

Est. # of Customers

#### Metrics

71.6 K

Est. # of Visits

295 K

Average Visits per Customer

4.14

#### Audience Profile\*

Population

178,699

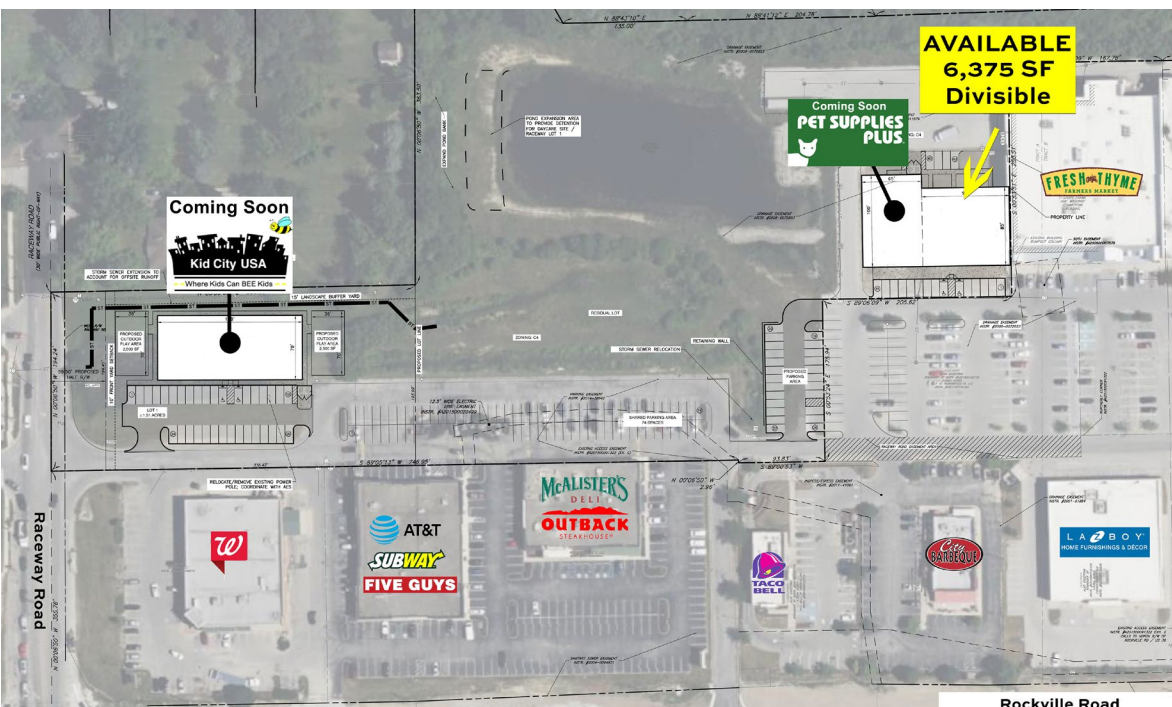
Trade Area Size

67.16 Sq. Mi.

Number of Households

68,016

#### 70% of Visitors



#### Pylon Signage Available



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

Kevin Jones  
Leasing Agent  
317.702.7199  
kevin@theCREpros.com

**metaCRE**

6500 Westfield Blvd  
Indianapolis, IN 46220  
www.theCREpros.com