

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
- 

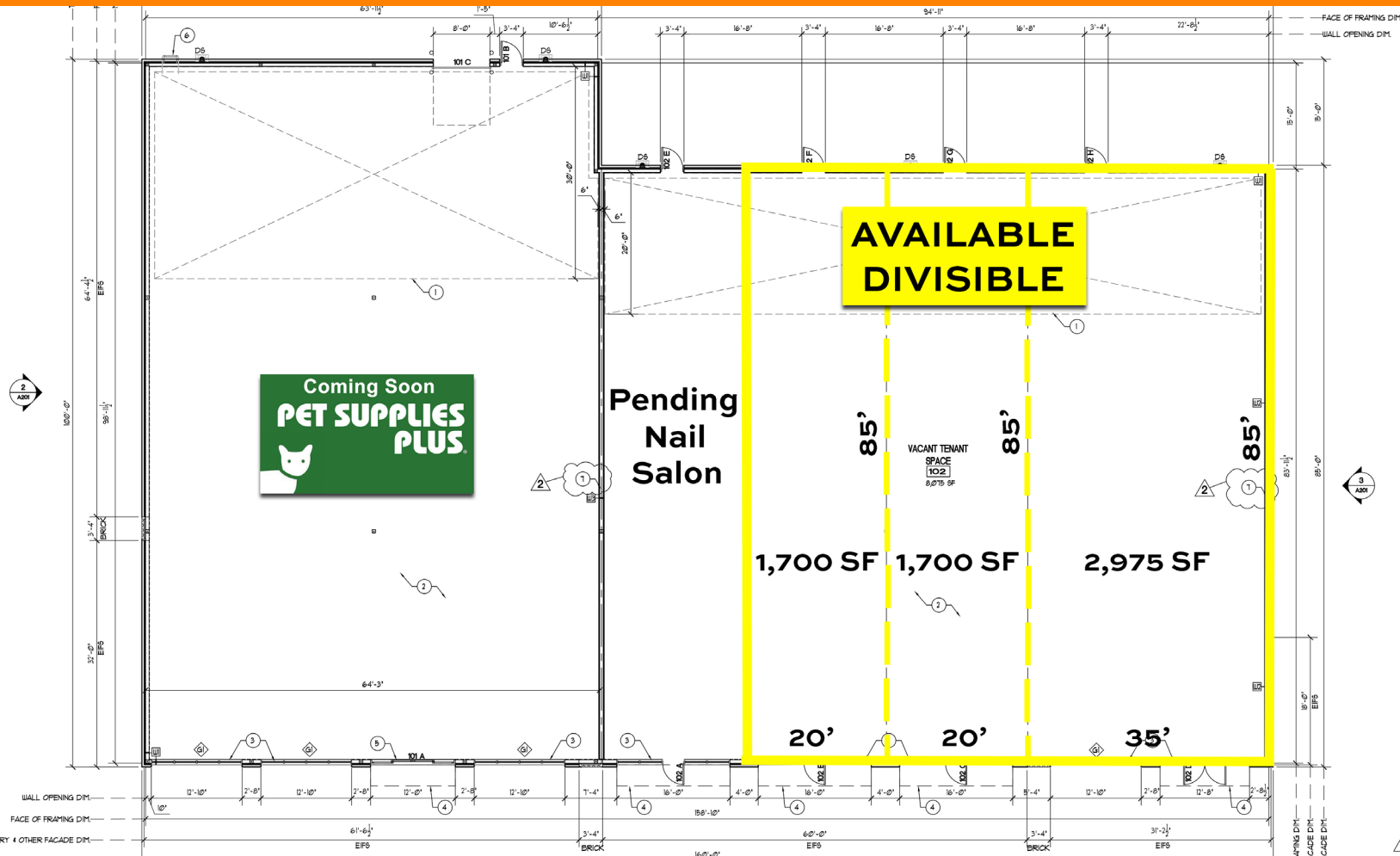


Information deemed reliable, but not guaranteed. Subject to change without notice.

# FOR LEASE

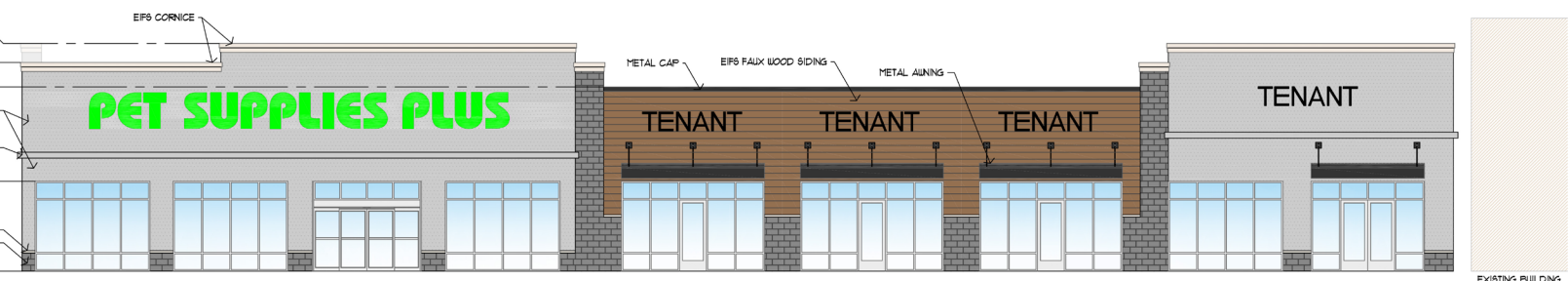
## GROCERY ANCHORED CENTER

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"

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Thomas English  
Retail Real Estate

Owner | Developer



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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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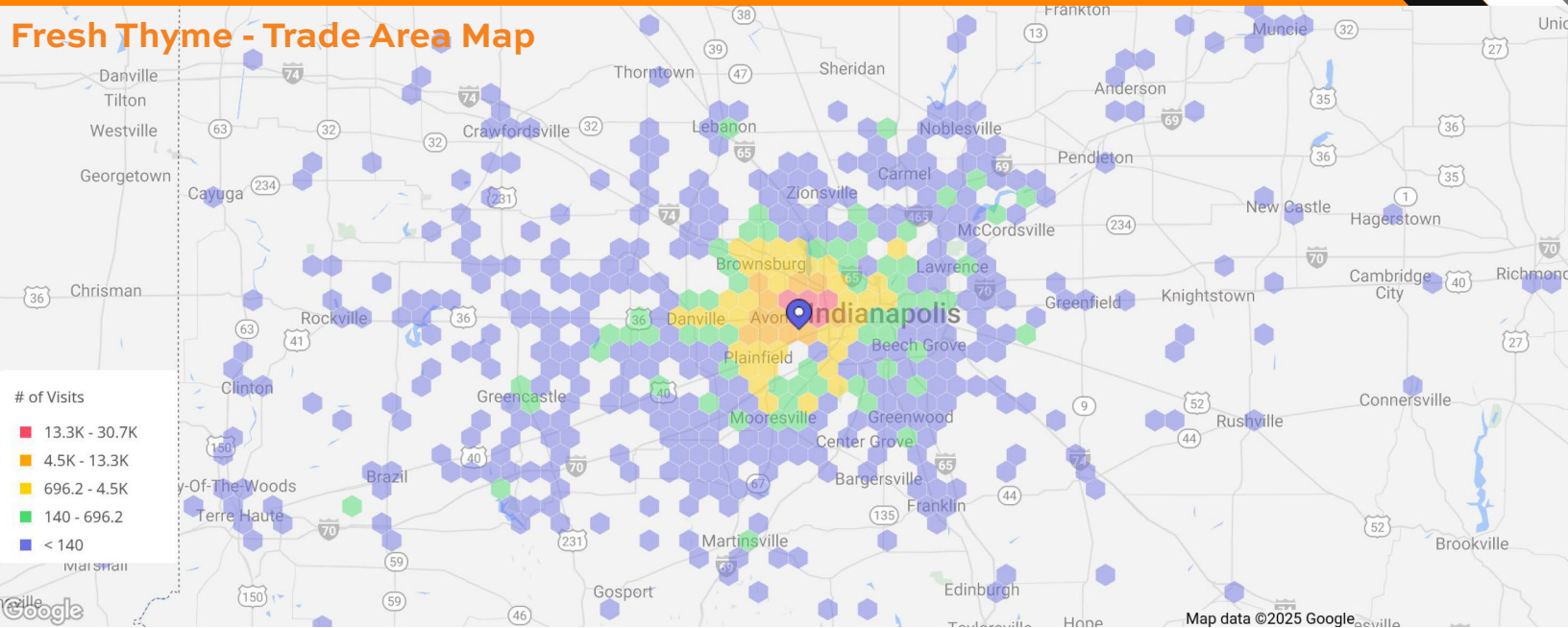


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### Fresh Thyme - Trade Area Map



#### 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

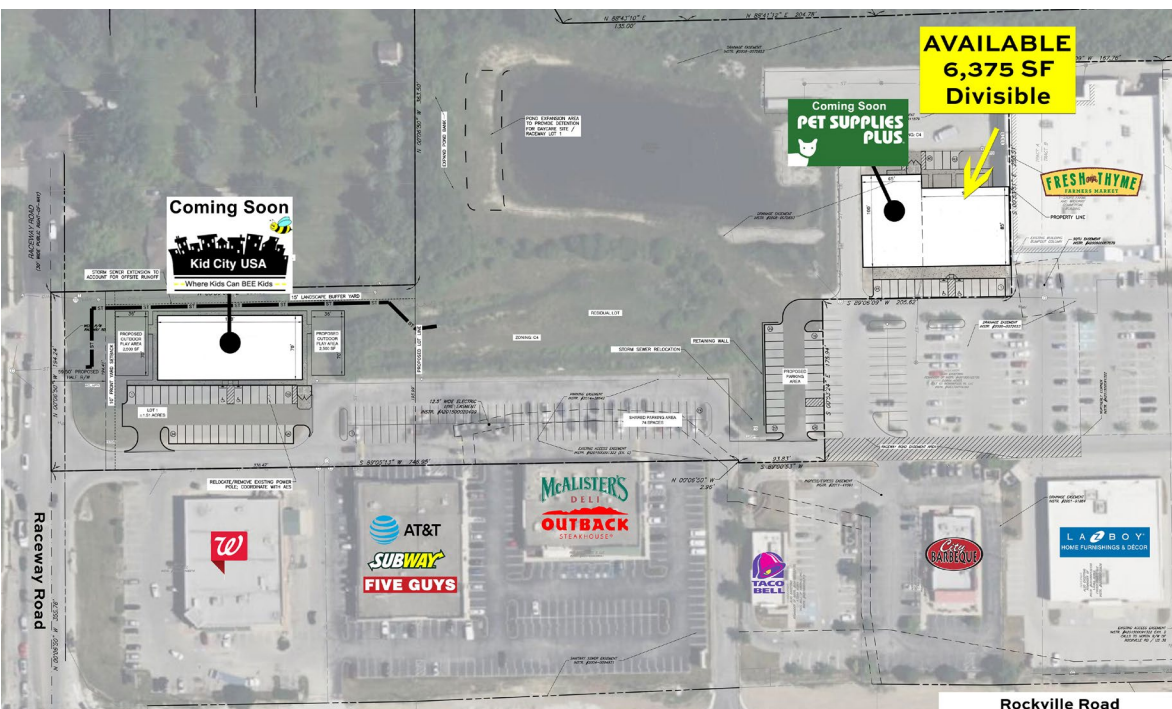
Number of Households

#### 70% of Visitors

178,699

67.16 Sq. Mi.

68,016



Pylon Signage Available



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