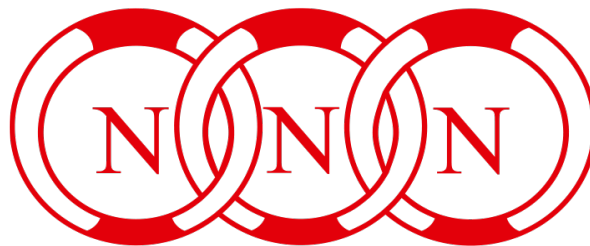


Avon, IN

For Sale or Lease

**4 Acre Site across from 80,000 SF Kroger
SW Corner of US 36 and SR 267
High Barriers to Entry Retail Trade Area**

**Brendan O'Hara
317-809-0689
bohara@absolutenetproperties.com**



PROPERTY INFORMATION / SUMMARY

- Address:** SW Corner of Stoplight at US 36 & SR 267
- Lot Size:** Approx 4.5 acres
- Zoning:** C-2 (General Commercial)
- Utilities:** Utilities Available On Site
- Access:** Direct onto US 36 & Easement to SR 267
- Surrounding Retailers:** Kroger, McDonalds, Crew Car Wash (New), Chase, Valvoline (New), Lowes, Walgreens, CVS, Taco Bell (new), Hendricks Regional Hospital, and many others.

Proposed Site



16,403 ADT

Avon United Methodist Church



Tonkel Funeral Home

31,479 ADT

33,754 ADT

Rockville Rd

36

Avon



Medical Office

Medical Office

Med Office



Galen Dr W

12,014 ADT

Williams Ct

Avon Middle School

Queensway Dr

County Rd 671 E

Maple Dr

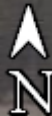
Avon Pkwy

Hurst Dr

N Galen Dr

E County Rd 25 S

1000 ft





Proposed Site

Hendricks Regional Hospital



Tonkel

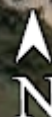
Avon Elementary

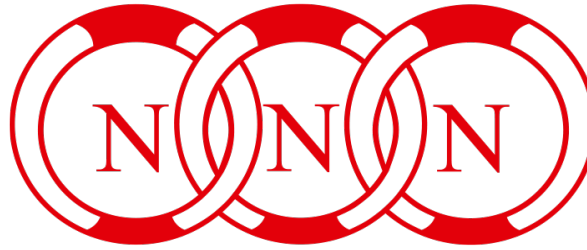
White Oak Elementary

Maple Elementary



Avon Middle School





1-3-5 Mile Demos

	1-mi.	3-mi.	5-mi.
Male Population	2,514	17,478	45,066
Female Population	2,701	18,380	46,686
Total Population: Adult	5,216	35,858	91,752
Median Age	38.57	37.04	38.33
	1-mi.	3-mi.	5-mi.
Household Income: Median	\$80,592	\$85,251	\$74,138

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