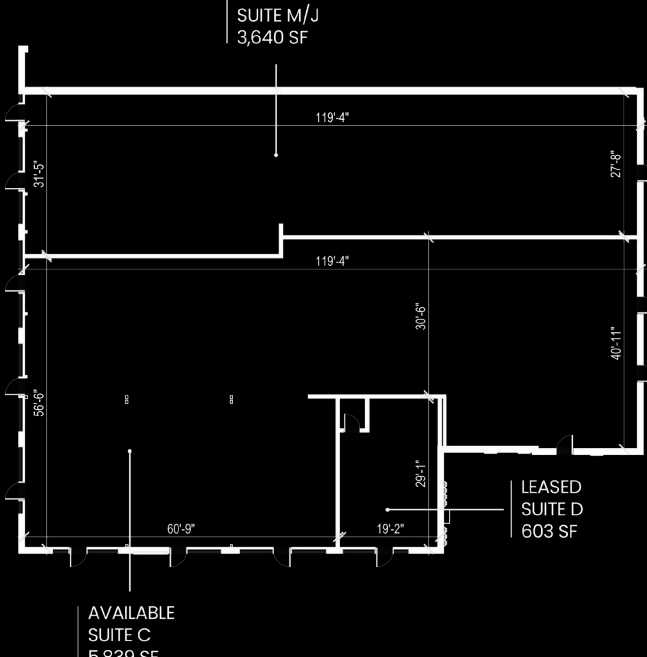




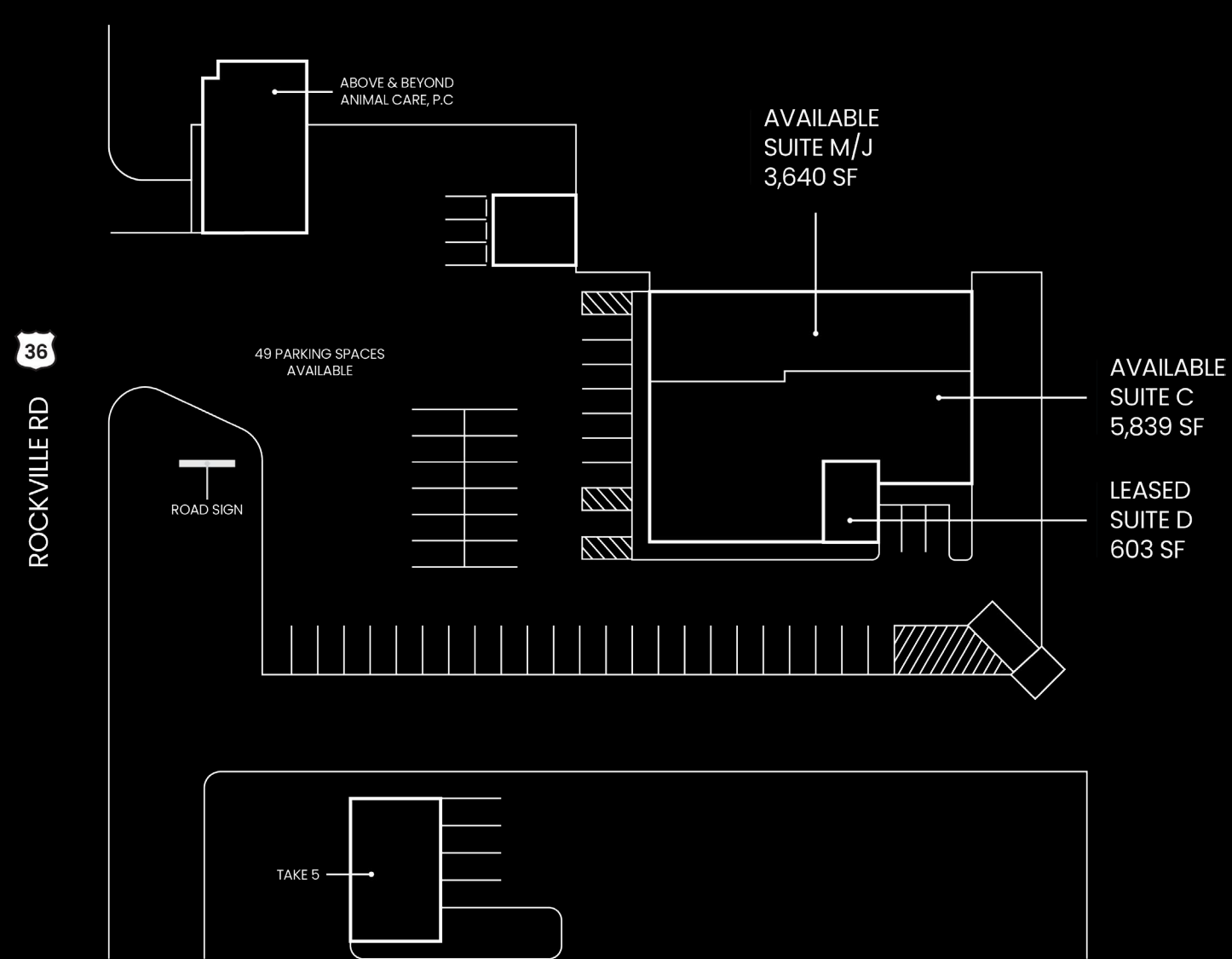
# 10834 E US HIGHWAY 36

Introducing **10834 E US HIGHWAY 36** in Avon, Indiana. Under new ownership, this commercial real estate property stands at the crossroads of convenience and opportunity. With a strategic location in east central Hendricks County, it offers swift access to downtown Indianapolis in under 20 minutes and the Indianapolis International Airport in less than 15 minutes.

This 10,082 square foot property boasts a versatile layout, making it an ideal canvas for businesses looking to establish a strong presence in the fastest-growing community in Hendricks County. Avon's thriving atmosphere and strategic positioning make this commercial space the perfect choice for both current and future ventures.



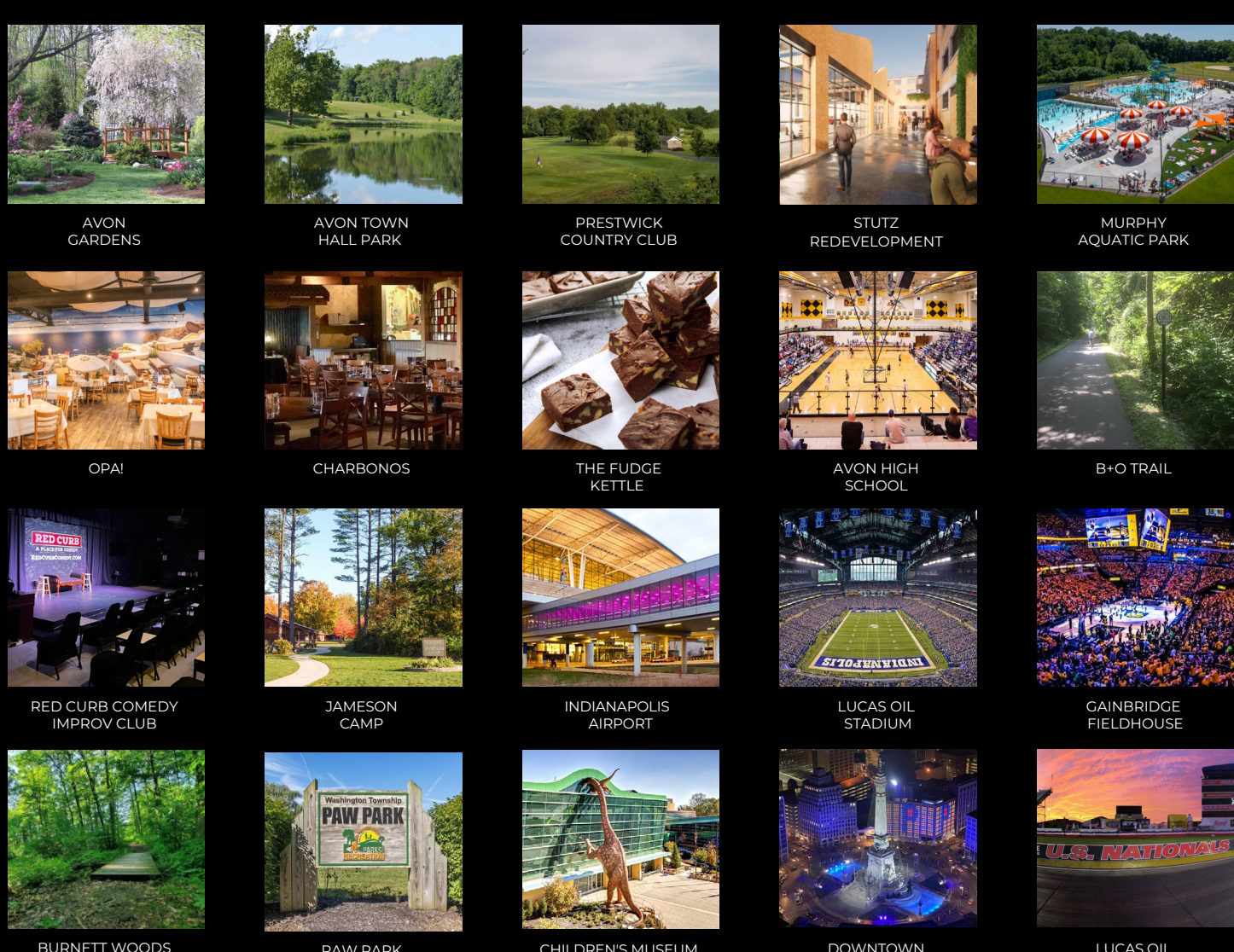
**10,082** TOTAL SQUARE FEET    **3,640** SQUARE FEET AVAILABLE    **5,839** SQUARE FEET AVAILABLE    **45,000** VEHICLES PER DAY    **49** PARKING SPACES AVAILABLE



## MAJOR RETAILERS



## THE NEIGHBORHOOD



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## ABOUT THE LOCATION

Discover the dynamic community of Avon, Indiana, strategically nestled in east central Hendricks County, less than 20 minutes from downtown Indianapolis and a mere 15 minutes from Indianapolis Airport. Avon stands as both the newest and fastest-growing jewel in the county, offering unparalleled opportunities for residents and businesses alike. Strategically located just outside the Interstate 465 loop, Avon provides seamless access to the broader metropolitan area through major thoroughfares like Interstate 70 and U.S. Route 40. The region is also home to the Indianapolis International Airport and the world's second-largest FedEx Express hub, enhancing connectivity and logistics. Economically robust, Avon boasts health systems like Hendricks Regional Health and IU Health – West as major employers. Logistics is a key driver, complemented by distribution facilities and third-party logistics providers.

## ABOUT BRIGHTPOINT REAL ESTATE

BrightPoint Real Estate has redefined the business of real estate, modernizing and advancing the industry by fostering a culture of partnership in which all clients and listings are represented in a collaborative environment by our expert agents.

Our experts offer a personalized service in all aspects of the Real Estate Industry. We represent clientele who buy, build, occupy and invest in a variety of assets including office, industrial, retail, multi-family, and land real estate.

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