



**AVAILABLE**

10834 E US HIGHWAY 36 AVON, IN 46123

FOR SALE  
\$2.5M  
APPROXIMATELY ± 10,082 SF

FOR LEASE  
SUITE M/J - ± 3,640 SF  
SUITE C ± - ± 5,839 SF

SINGLE OR MULTI-USE  
49 PARKING SPACES AVAILABLE

**PROPERTY HIGHLIGHTS**

**Traffic Count**  
45,000 vehicles per day

**Remodel**  
2009

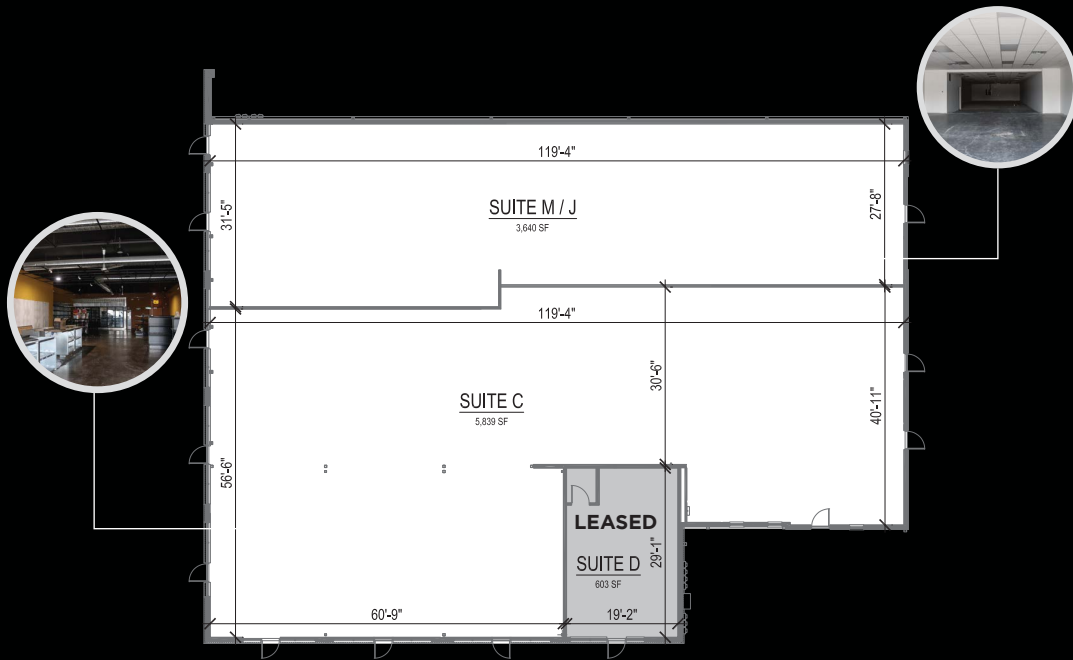
**Average HHI**  
\$87,727 (5 Miles)

**Average Median Age**  
35.8 (5 Miles)

## DEMOGRAPHICS

	1mi	3mi	5mi
Population	7,910	63,723	164,460
Average Household Size	2.67	2.66	2.54
Households	2,936	23,689	64,210
Median Age	35.3	35.7	35.8
Avg Household Income	\$94,096	\$93,400	\$87,727

## LEASE OUTLINE DRAWING



## MAJOR RETAILERS

PANERA BREAD

CHICK-FIL-A

STARBUCKS COFFEE

CHIPTOTLE MEXICAN GRILL

DICK'S SPORTING GOODS

JIMMY JOHN'S

MCDONALD'S

MCALISTER'S

FIVE GUYS

FRESH THYME MARKET

TARGET

PORTILLOS

ULTA BEAUTY

MEIJER

PETSMART

MENARDS

COSTCO

MARSHALLS

HOME GOODS

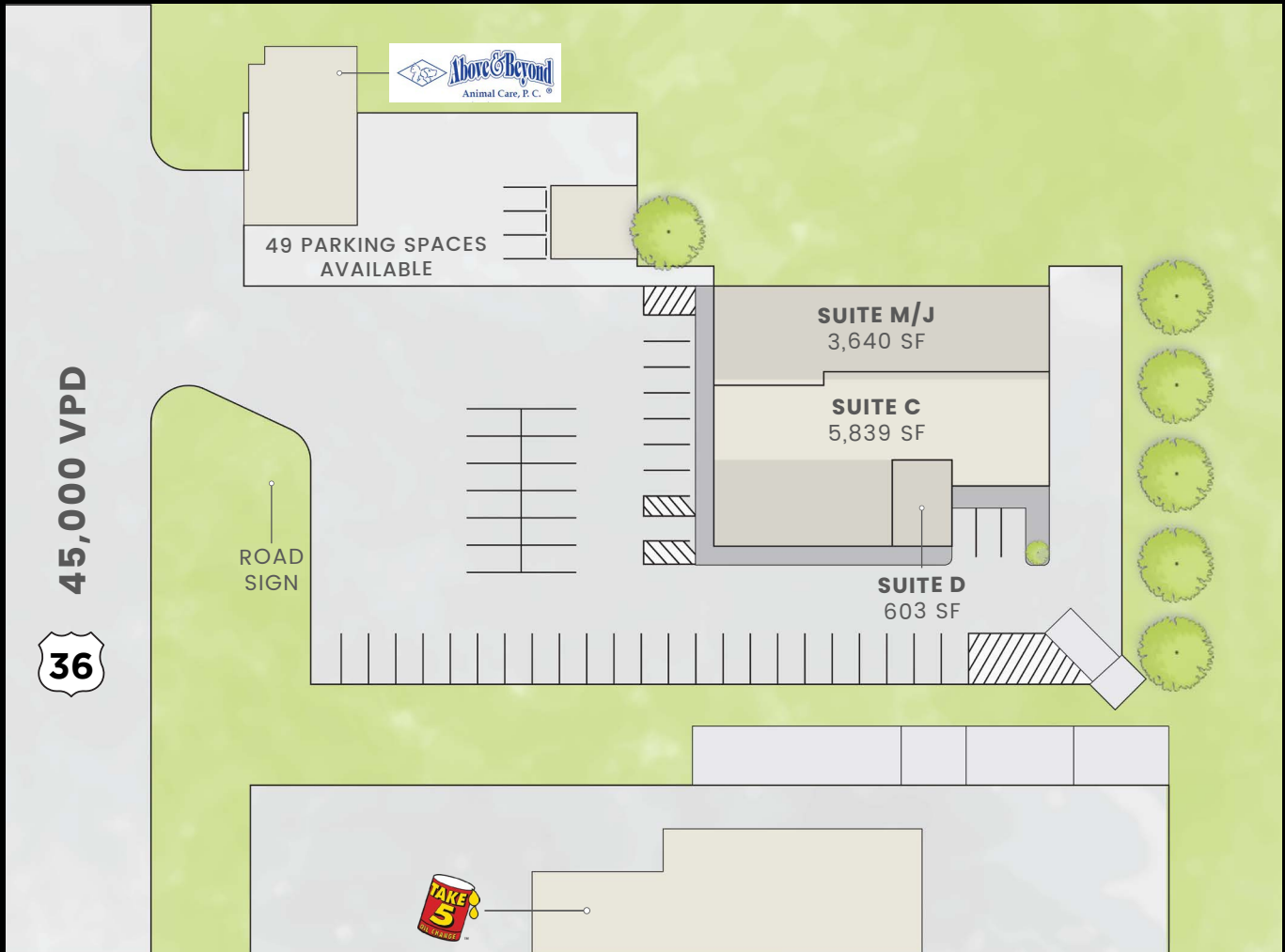
OFFICE DEPOT

BEST BUY

# PROPERTY PHOTOS



# SITE PLAN



## CONTACT

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