

AVAILABLE

± 3.77 ACRES

8339 E US HIGHWAY 36
AVON, INDIANA 46123

PROPERTY HIGHLIGHTS

DEVELOPMENT OR BTS OPPORTUNITY OFF US
HIGHWAY 36/ROCKVILLE ROAD IN AVON INDIANA

I-2 ZONING | INDUSTRIAL

PYLON SIGNAGE OPPORTUNITY ON SITE

IDEAL VISIBILITY

INDUSTRIAL | VEHICLE STORAGE | STORAGE
FACILITIES | MANUFACTURING & ASSEMBLY |
TRUCK TERMINAL

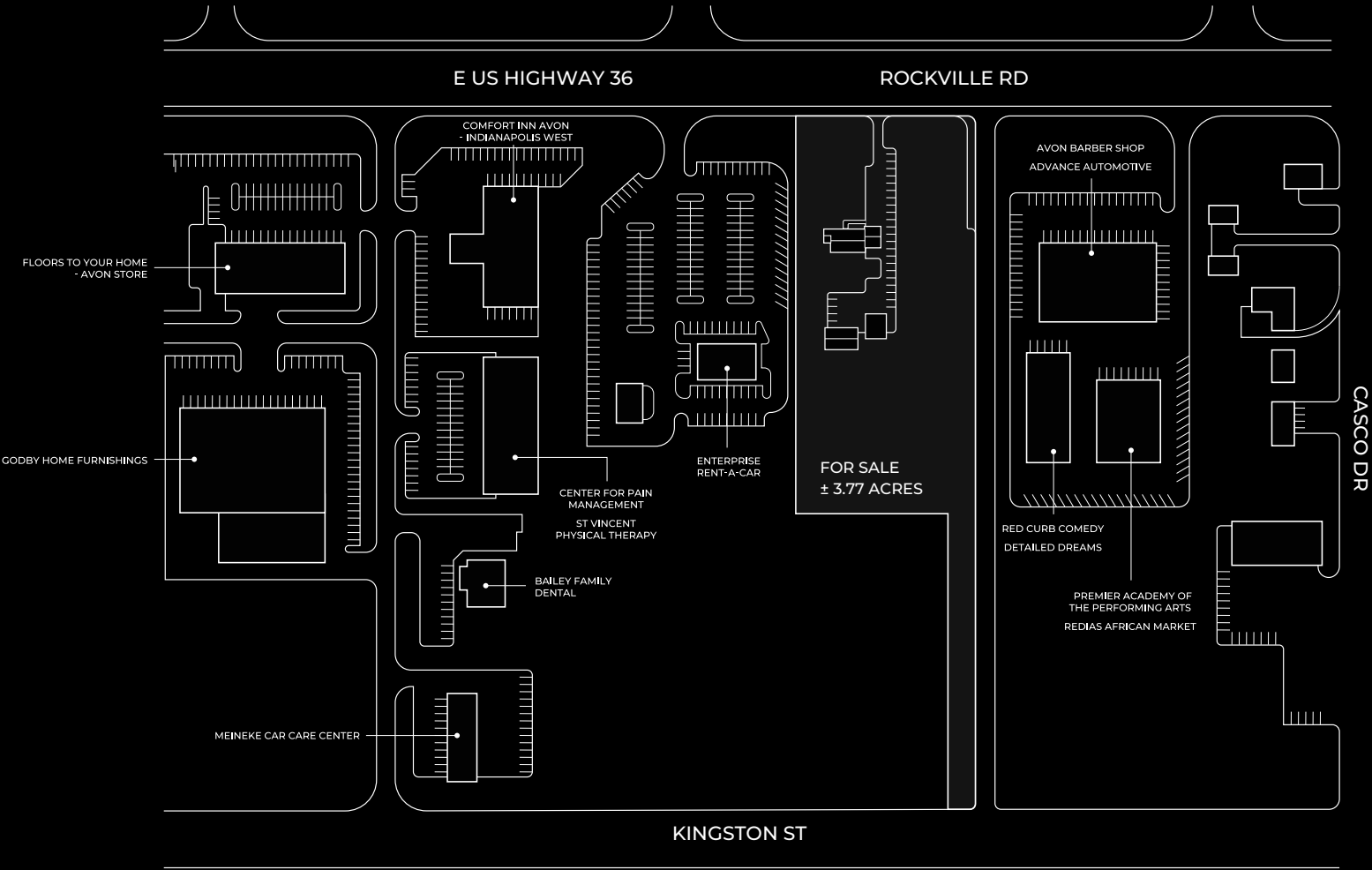
UTILITIES ON SITE

US HIGHWAY 36 TRAFFIC COUNT | 49,930
VEHICLES PER DAY

DEMOGRAPHICS

	1mi	3mi	5mi
Population	5,942	56,453	129,347
Average Household Size	2.54	2.76	2.59
Households	2,310	20,270	49,407
Median Age	35.4	36.4	38.1
Avg Household Income	\$122,864	\$123,253	\$110,976

SITE PLAN



MAJOR RETAILERS



ABOUT THE LOCATION

Located in east central Hendricks County less than 20 minutes from downtown Indianapolis and under 15 minutes from the Indianapolis International Airport, Avon doubles as both the newest and fastest-growing community in the county.



CO-TENANTS

- ✂
- CHICK-FIL-A
- CULVER'S
- TACO BELL
- BURGER KING
- LEGENDS PUB & GRILL
- ARBY'S
- FAZOLI'S
- DAIRY QUEEN
- KFC
- + MORE
- 🛒
- SHERWIN-WILLIAMS
- AUTOZONE AUTO PARTS
- RURAL KING
- JIFFY LUBE
- CVS
- LOWE'S HOME IMPROVEMENT
- THE UPS STORE
- GREAT CLIPS
- GODBY HOME FURNISHINGS
- HARE HONDA
- GOODWILL
- + MORE

THE NEIGHBORHOOD



AVON
GARDENS



AVON TOWN
HALL PARK



PRESTWICK
COUNTRY CLUB



STUTZ
REDEVELOPMENT



MURPHY
AQUATIC PARK



OPA!



CHARBONOS



THE FUDGE
KETTLE



AVON HIGH
SCHOOL



B+O TRAIL



RED CURB COMEDY
IMPROV CLUB



JAMESON
CAMP



INDIANAPOLIS
AIRPORT



LUCAS OIL
STADIUM



GAINBRIDGE
FIELDHOUSE



BURNETT WOODS
NATURE PRESERVE



PAW PARK



CHILDREN'S MUSEUM
OF INDIANAPOLIS



DOWNTOWN
INDIANAPOLIS



LUCAS OIL
RACEWAY PARK

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