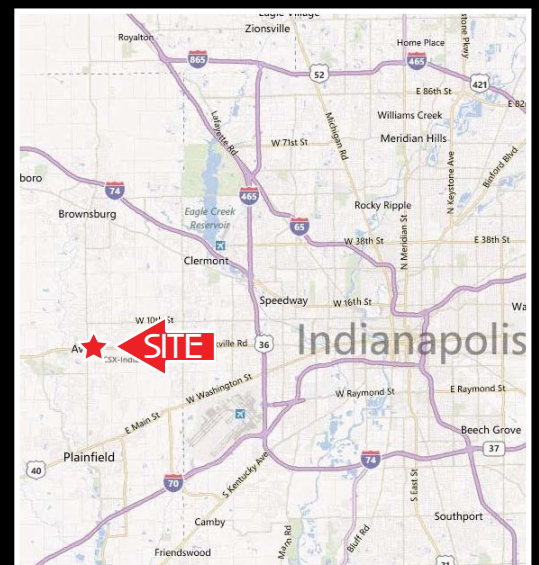




PROPERTY FEATURES

- 65,705 SF of existing anchor space available
- 25,000 S.F. of new jr. anchor space available for BTS
- 1,600 to 4,800 S.F. of Small Shop Space Available - Including Former Restaurant Space
- Very Competitive Market Rental Rates
- Located in the Heart of the Avon Retail District Along Rockville Road/US 36
- Two points of access off Rockville Road/US 36 including one signalized
- Two Pylon Signs Located on Rockville Road/US 36 Serving the Shopping Center



www.velocitycre.com

David Simons simons@velocitycre.com

14074 TRADE CENTER DRIVE, SUITE 208 | FISHERS, IN 46038 | PH: 317.942.1141 | FAX: 317.942.1146 | www.velocitycre.com

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DEMOGRAPHICS

1 MILE

• Population Estimated 2012	4,458
• Population Daytime 2012	5,573
• % Population Change 2000-2012	3.17%
• Estimated households 2012	1,569
• Est. Avg. HH Income 2012	\$83,655

5 MILE

• Population Estimated 2012	99,515
• Population Daytime 2012	94,914
• % Population Change 2000-2012	3.35%
• Estimated households 2012	36,169
• Est. Avg. HH Income 2012	\$76,684

3 MILE

• Population Estimated 2012	38,482
• Population Daytime 2012	32,973
• % Population Change 2000-2012	4.14%
• Estimated households 2012	13,199
• Est. Avg. HH Income 2012	\$89,800

TRAFFIC COUNTS

- 40,321 ADT on Rockville Rd/US 36

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RETAIL SPACE AVAILABLE
FOR LEASE

1,600 - 65,705 SF

7508 Beechwood Centre Rd | Avon, IN



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