

GABLES OF AVON FULLY LEASED

VERITAS
REALTY

9841 East Rockville Road (US 36), Avon, IN 46123

www.VeritasRealty.com



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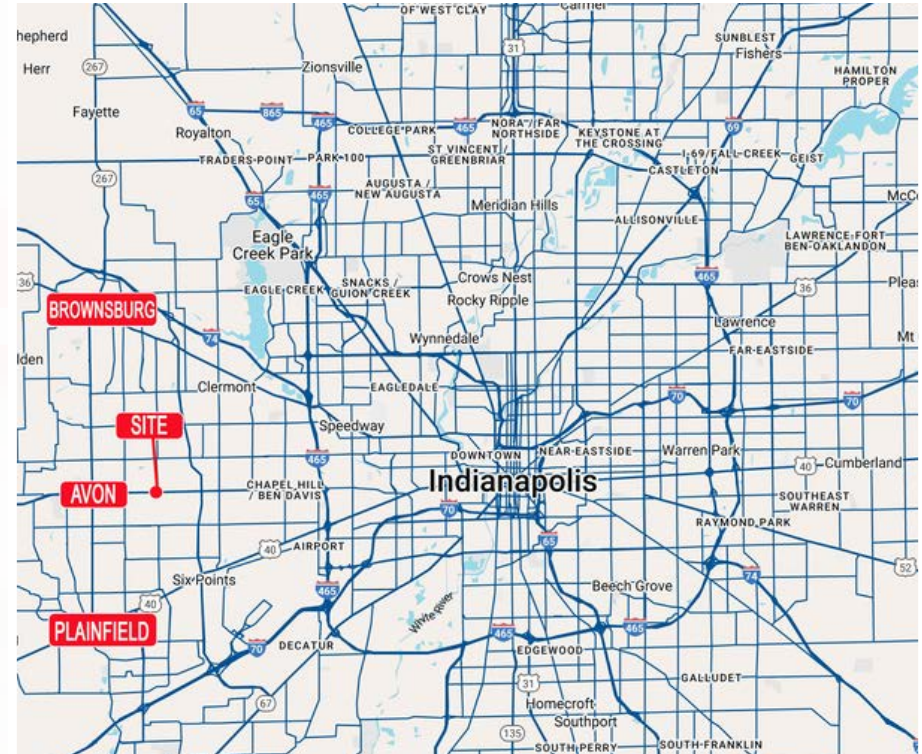
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Property Highlights

- Fully Leased Shopping Center with over 173,900 SF of GLA
- Academy Sports constructed and opened a new store in November 2023
- National anchors include Aldi, Dollar Tree, Academy Sports, Ashley Furniture and others
- Central position in Avon's regional retail corridor with new Costco, Super Target, Meijer, Walmart Supercenter, LA Fitness, Dick's Sporting Goods, Total Wine, HomeGoods, and many more
- Strong traffic counts with over 43,000 cars per day on Rockville Road
- Easy Access with signalized intersection of Rockville Road & Gable Drive
- Large pylon sign along Rockville Road serving the shopping center



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,519	59,267	148,472
Daytime pop.	4,249	20,745	63,645
Avg. HH Income	\$99,512	\$121,712	\$115,240

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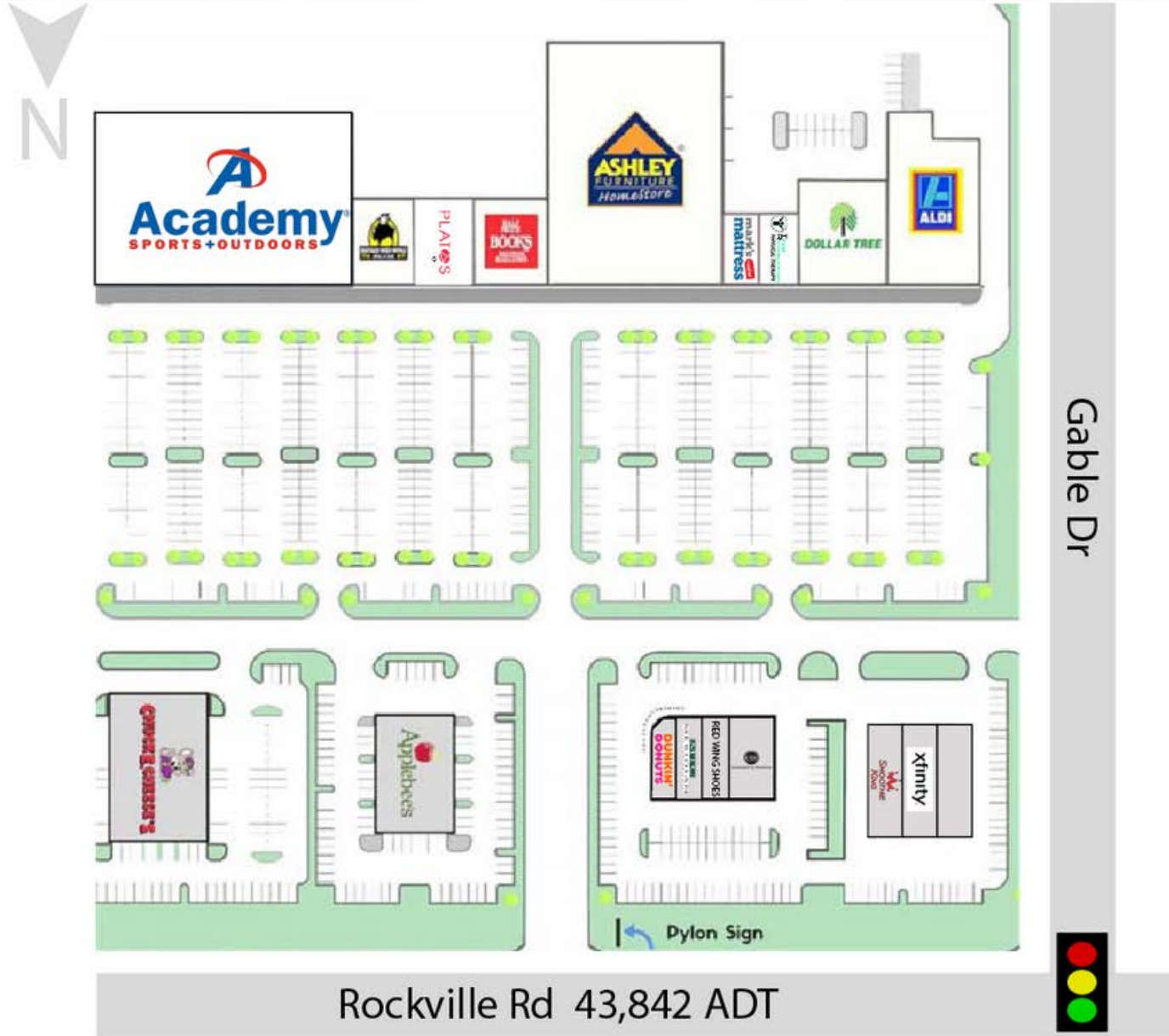
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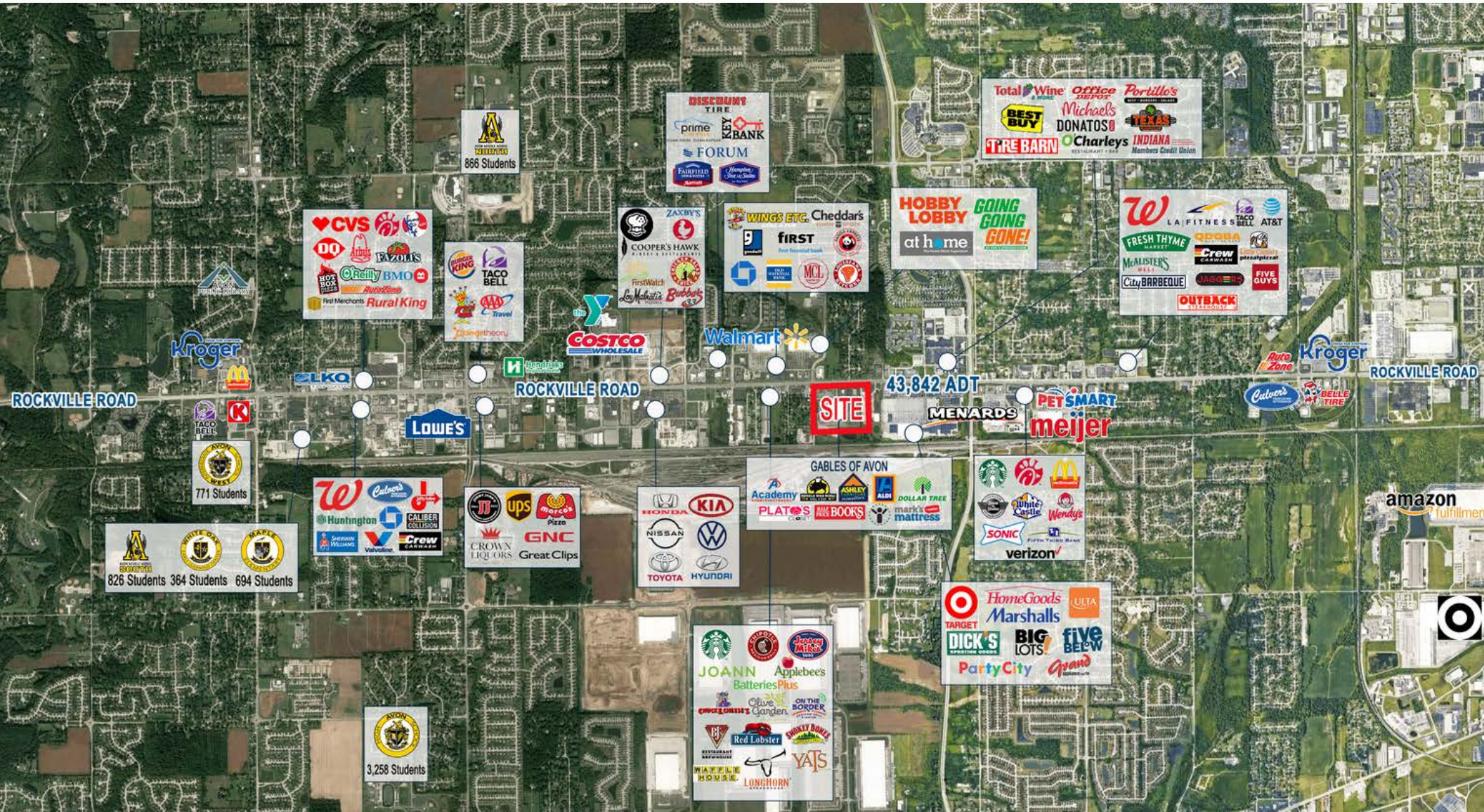
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