




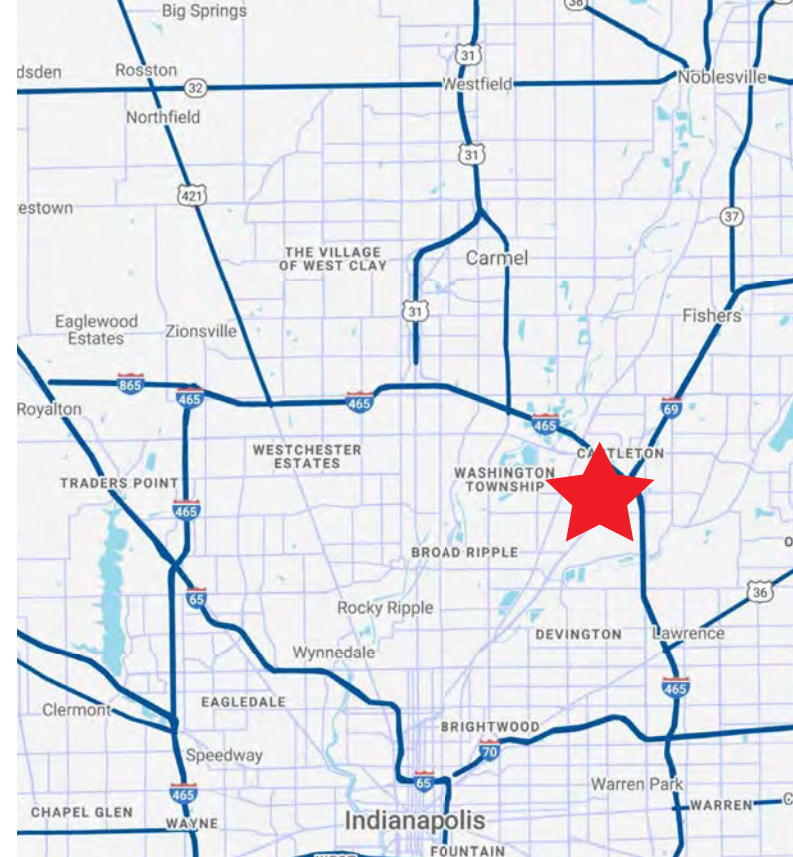
Avalon Crossing Shopping Center
1,600-10,462 SF Available for Lease
6935 Lake Plaza Dr, Indianapolis, IN 46220



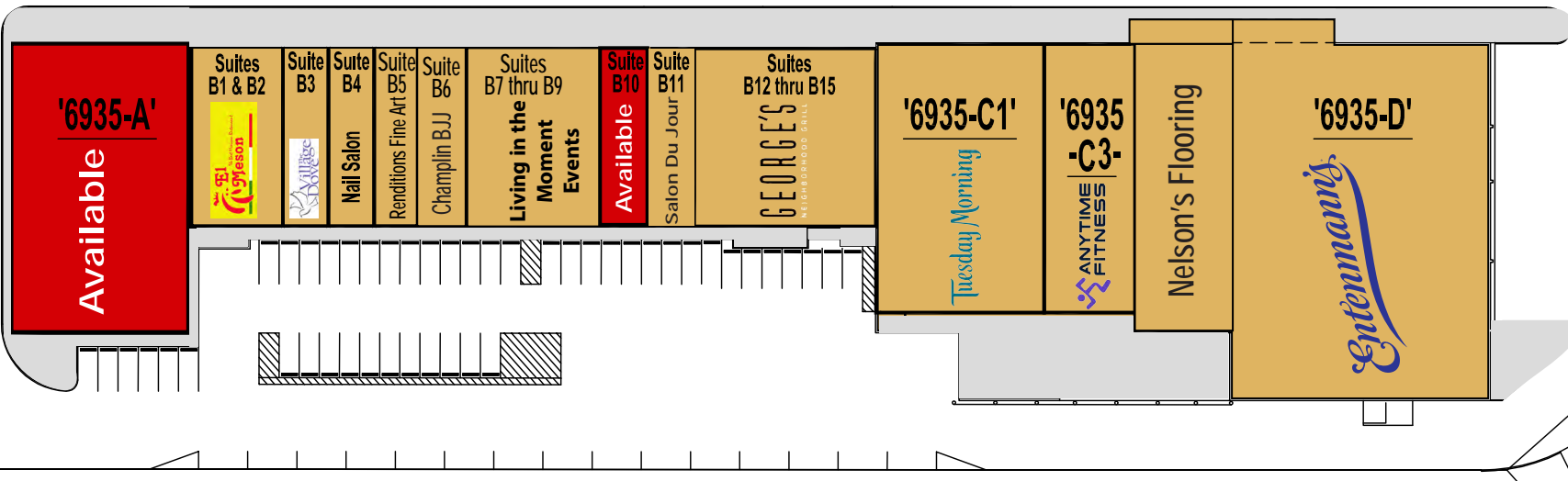
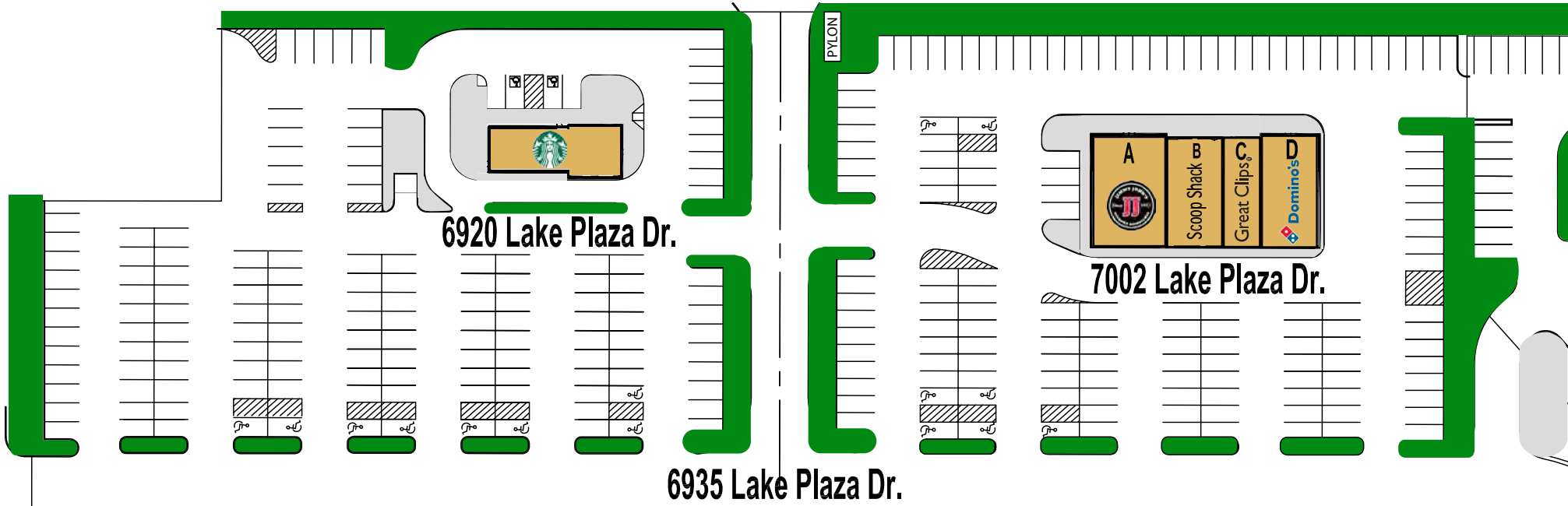
Property Overview

Property Highlights

- 1,600SF, 5,608 SF and 10,462 SF suites available for lease
- Large Pylon Sign
- Excellent exposure to Binford Blvd (40,136 cars per day), a major thoroughfare that converts to I-69; 0.5 miles from I-465 (169,055 cars per day);
- Multiple access points including two stoplights to Binford Blvd., 71st Street, and Graham Road
- Dynamic trade area supported by strong residential and daytime population
- Nearby establishments include CVS, George’s Neighborhood Grill, Starbucks, Jimmy John’s, Domino’s, Tuesday Morning, Entenmann’s Bakery, Kroger (only grocer servicing the immediate area), Mays Chemical, Heritage Christian School, dormakaba, Precision Hardware, Heritage Office Park, and others.



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Minute Drive	10 Minute Drive	15 Minute Drive
Population	7,279	67,234	196,373	17,643	79,711	240,093
Households	2,940	30,735	86,621	7,408	36,752	105,174
Avg. HH Income	\$111,378	\$85,192	\$84,373	\$109,447	\$89,500	\$90,483
Daytime Pop.	7,048	69,429	153,586	14,061	65,325	192,830



Suite	Tenant	Size
A	AVAILABLE	10,462 SF
B1-B2	El Meson	3,651 SF
B3	Village Dove	1,600 SF
B4	Nail Salon	1,600 SF

Suite	Tenant	Size
B5	Renditions Fine Art	1,650 SF
B6	Champlin BJJ	1,600 SF
B7	Living in the Moment Events	1,600 SF
B8	Living in the Moment Events	1,442 SF

Suite	Tenant	Size
B9	Living in the Moment Events	1,600 SF
B10	Available	1,600 SF
B11	Salon Du Jour	1,600 SF
B12-B15	George's Neighborhood Bar & Grill	6,775 SF

Suite	Tenant	Size
C1	Tuesday Morning	9,012 SF
C3	Anytime Fitness	4,922 SF
C5	Nelson's Flooring	5,608 SF
D	Entenmann's	19,172 SF



Kroger

Maaco

SUBWAY

KeyBank

21st
AMENDMENT

Pet Wellness
Clinics

M
MARATHON

Speedway

Binford Blvd

11,562 VPD

71st St

verizon

M
MaysChem

Steak
Shake

CVS pharmacy

FIFTH THIRD BANK

PNC

Great Clips

40,136 VPD

McDonald's

Starbucks

Jimmy John's
Delishious
Burgers

Stock
Yards
Bank & Trust

Huntington

BOATWORKS

SIMPLY
SELF STORAGE

LA HACIENDA

SITE

Site Aerial

The Fashion Mall at Keystone
POTTERY BARN **Crate&Barrel**
west elm **RH**
Apple **lululemon** **URBAN OUTFITTERS**
Saks Fifth Avenue **NORDSTROM**

T.J. maxx **Burlington**
HomeGoods **VALUE CITY FURNITURE**

JOANN **LIFETIME** **Ashley**
BOB'S FURNITURE **COSTCO**

Castleton Square **amc**
AMC THEATER **Bassett** **REI**
GOLF GALAXY **DICK'S** **BEST BUY**
macy's **JCPenney**

Roche
 4,000+ Employees

buybuyBABY
The Container Store
rack

CASTLETON SQUARE
 A SIMON MALL

OLD NAVY
LAZ BOY
KOHL'S
ULTA

Michaels **ALDI**
PET SMART

TRADER JOE'S

CASTLETON OFFICE PARK
 1.1M SF Office Space

Community Health Network
 298 Hospital Beds
 86,789 Inpatient Days

Hillside Business Park
 445,000 SF

Lawrence North High School
 2,643 Students & Faculty

Heritage Office Park
 335,000 SF

Heritage Christian School
 1,300 Students



Avalon Crossing

Kroger

STANLEY Security



Photos



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